



Ash Mill, South Molton, EX36 4QT

Primrose Cottage is a three/four bedroom detached house located in the rural location of Ashmill, with delightful views surrounding the property.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Primrose Cottage is a stunning period property surrounded by lush green countryside, located close to the North Devon Link Road, providing great transport links to the rest of Devon.

The front porch leads you directly into the spacious living room, the original fireplace and wooden beams create that perfect cottage feel. The dining room has ample space for a family size dining table and window to the front aspect. The cloakroom comprises of a WC and handbasin. The kitchen is fitted with a generous amount of cream wall and base units, integrated appliances, space for an under-counter fridge and dishwasher. The separate utility provides space for a washing machine and dryer. To the right of the sitting room is a second reception/bedroom three, currently being used as a bedroom. This is split on two levels and has ample room for a double bed and other bedroom furniture, double French doors lead directly out to the rear garden.

First floor: - Bedroom one is a good size double room, with dual aspect windows keeping the room light and bright. Bedroom two is a double bedroom, with dual aspect windows. The family shower room is fitted with a shower, sink, WC, and airing cupboard.

Second Floor: - Located on the second floor is the attic room/bedroom four this could be used as a home office, playroom, or good size single room.

OUTSIDE:

The garden is mainly laid to lawn covering 1/3 of an acre, with vegetable patch, pond, and summer house with power. The private driveway provides off road parking for three cars.

Services: - Mains electric, water, oil central heating, septic tank

Directions: - what3words - instructs.options.risky

Council Tax Band D

Buyers:

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

Period property
Two - Three Bedrooms
Utility
Rural Location
Oil central heating
1/3 acre garden
Private Driveway for Three - Four Cars
Detached

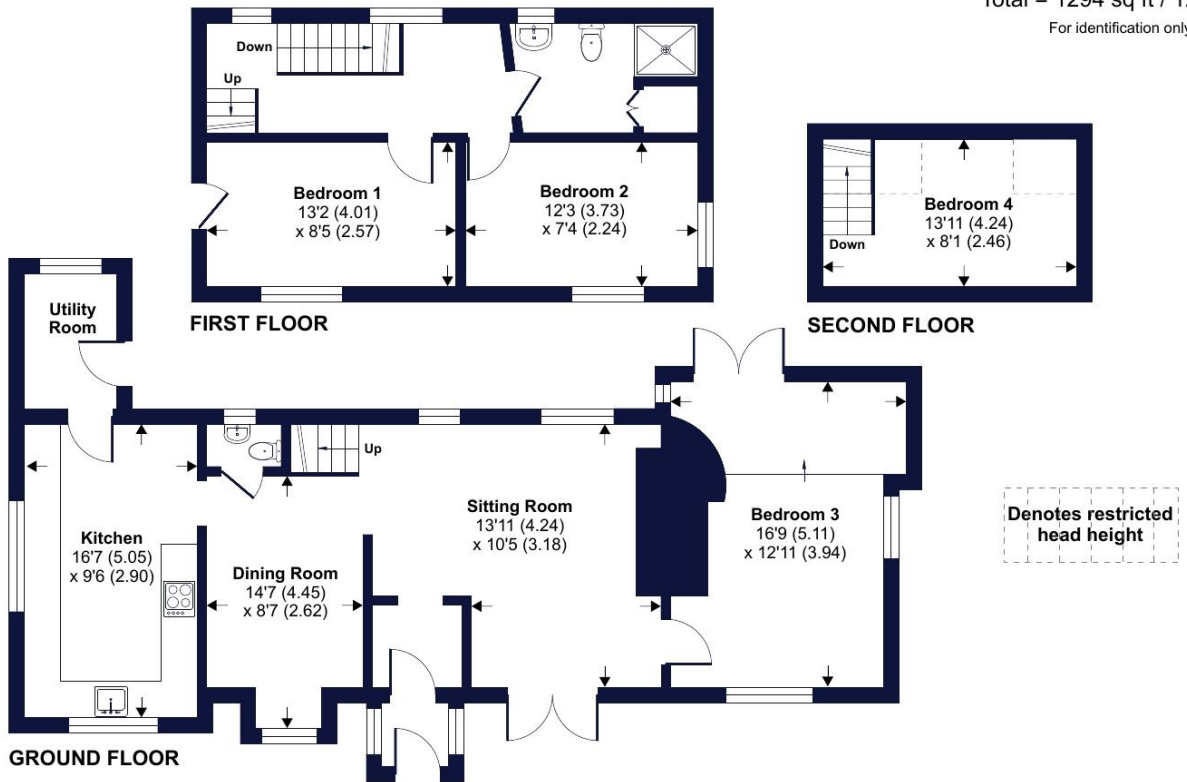
PROPERTY INFORMATION:

To be advised
Council tax Band: D
Mains electric, water, oil central heating, septic tank

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Approximate Area = 1268 sq ft / 117.8 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 1294 sq ft / 120.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 986743

Winkworth

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
47	62
England, Scotland & Wales	
EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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