

SOUTHGATE
ESTATES

£225,000

1 1 1

Lime Cottage, Doddiscombsleigh, Exeter, Devon, EX6 7PT









No onward chain, Character Features, Beautifully Presented,

Parking, Use of Grounds and Swimming Pool, Own shed.

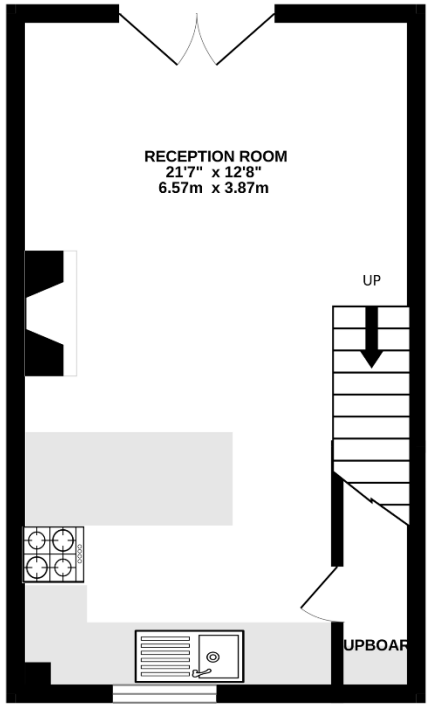
Southgate Estates are delighted to bring to market this charming one-bedroom character cottage, beautifully presented with modern décor throughout and set within stunning communal grounds of over 1.5 acres, complete with use of a swimming pool.

Combining character features with contemporary living, this unique home offers a peaceful countryside setting ideal for those seeking village charm with excellent outdoor space. Nestled in the heart of the Teign Valley, the quaint village of Doddiscombsleigh is conveniently located just a short drive from Exeter and benefits from a regular bus service. The village itself offers a church, traditional pub, and primary school, while nearby Haldon Forest Park provides picturesque woodland walks, cycle trails, and a range of outdoor activities.

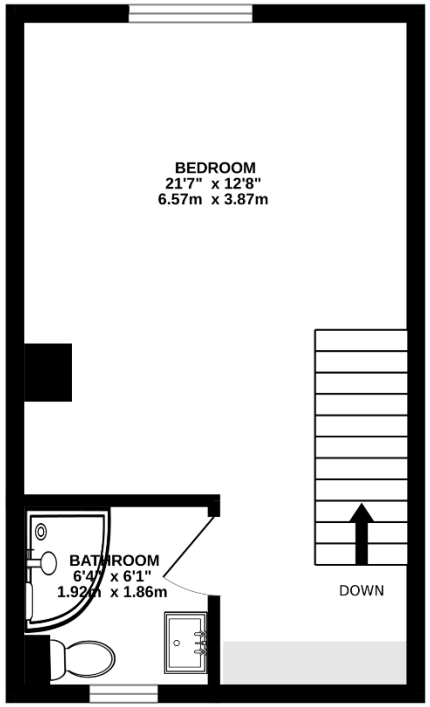
The accommodation comprises an entrance leading into a bright open-plan living space with lounge, dining area, and kitchen, with a useful pantry to the rear. Upstairs, there is a spacious double bedroom with attractive wooden floorboards and access to the insulated loft space. A door opens to the shower room fitted with WC, a wash hand basin, as well as a heated towel rail. 'Lime Cottage' forms part of Shippen Barton, an exclusive development of just eight properties sharing beautifully maintained communal gardens and swimming pool facilities. The property also benefits from electric radiators and a wood burner in the living room as well as allocated parking to the front.

Property Information Tenure: Freehold. Council tax band: A. Monthly service charge of £43.35 covering the costs of the pool, communal grounds and drainage.

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



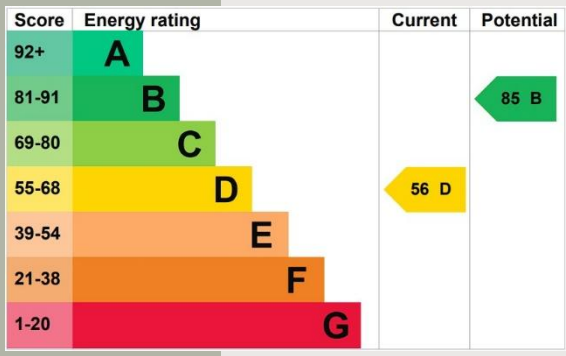
1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating



SOUTHGATE
ESTATES

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The Property Ombudsman

www.tpos.co.uk

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