



East Anstey

NANCEKIVELL&CO





## **Badgers Cottage, Oldways End, East Anstey, Devon, EX16 9JQ**

GUIDE PRICE £315,000





A LOVELY EXAMPLE OF A SEMI DET COTTAGE WITH A VERY PRETTY GARDEN AND WONDERFUL VIEWS OVER UNSPOILT FARMLAND AWAY TO THE EXMOOR NATIONAL PARK. THE ACCOMMODATION INCLUDES A BEAUTIFULLY FITTED KITCHEN, OPEN FIREPLACE AND A CONSERVATORY AS WELL AS PARKING FOR AT LEAST 5 CARS. THE PROPERTY IS PERFECTLY SITUATED BETWEEN SOUTH MOLTON AND DULVERTON WITHIN EASY DRIVE OF TIVERTON AND THE M5 MOTORWAY.

#### **BADGERS COTTAGE**

Situated with views up to the Exmoor national park on the eastern end of the quiet village of Oldways end only a short drive from Dulverton. The property enjoys a lovely well kept garden with veg area a patio Conservatory lovely fitted kitchen and an open fireplace with fitted woodburner in the lounge. The property is considered ideal for a young family or as a downsize home with all the benefits of the attractive location which is within easy driving distance of the M5 Motorway and Tiverton where there is a main line train station. This is a lovely cottage set in an enviable location very close to the Exmoor National Park.

#### **VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### **DIRECTIONS**

From South Molton drive East to the North Devon Link Road then take the turning signposted Bampton along the old a361 drive to the Jubilee inn and keep going until the next left turn at the crossroads travel down to the village of Oldways End where the cottage will be found at the Eastern end clearly marked with parking on the North side of the road.

#### **FLOOR PLANS**

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### **IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### **LOCAL AUTHORITY**

West Somerset District Council ( Taunton Deane)

#### **METHOD OF SALE**

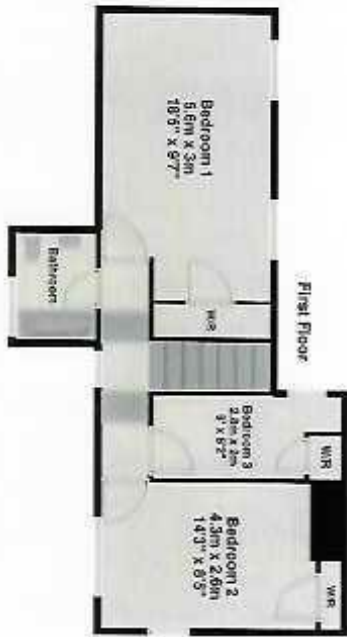
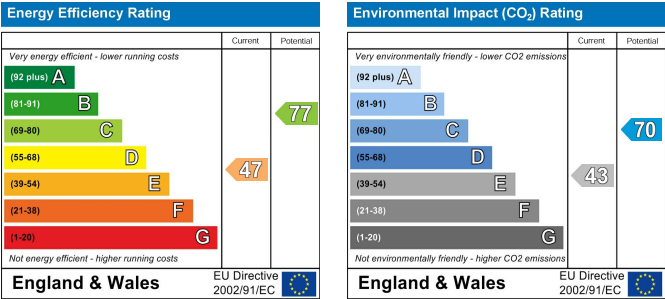
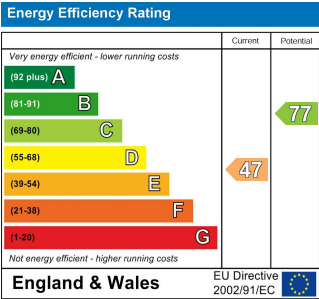
The property will be offered for sale by private treaty.

#### **SERVICES**

Mains electricity, water and drainage with oil fired central heating.

#### **TENURE**

The property is freehold and will be offered for sale with vacant possession.



BADGERS COTTAGE, OLDWAYS END, TIVERTON, DEVON  
For illustration only, not to scale

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.

