



MEETH

O.I.R.O £235,000

3 Bedroom Cottage with Development Potential, Meeth

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: E (44)


MILLER
TOWN & COUNTRY



- » Character Cottage
- » 3 Double Bedrooms
- » Spacious Kitchen & Reception Rooms
- » In Need of Some Modernisation
- » Large Garden with Potential for Development
- » Stunning Countryside Views
- » Steps from Popular Public House
- » Freehold

The Property

A spacious 3 double bedroom semi-detached house in the small Devon village of Meeth. On the ground floor are a bright kitchen, two large reception rooms, one with cozy wood burner, a study / 4th bedroom and a shower room. Upstairs are 3 well proportioned bedrooms and a large family bathroom. The property is presented in good order but would benefit from some modernisation. In addition to the cottage there is an approximately 0.15 acre garden with fantastic countryside views across the road that currently provides space for vegetable beds, workshops, etc. This parcel also offers the potential for future residential development, subject to the necessary consents, as it is in the heart of the village and surrounded by existing residential and commercial units.



Location

Meeth is a quintessential village in the heart of the Devon countryside. There is a popular public house just steps from the cottage. Meeth is an outdoor lover's paradise with the Meeth Quarry Nature Reserve and Tarka Trail long distance path located here and the North Devon coast just 20 miles distant. (cont)

Location (cont)

There is primary schooling in the nearby village of Merton and small town of Hatherleigh, and secondary schooling is available nearby in Great Torrington, Okehampton and Chulmleigh. Meeth is approximately equidistant from Great Torrington and Okehampton, both of which have a range of amenities including supermarkets, cafes, pubs and retail shops.

Ground Floor

Office 14'4" x 6'5"

Kitchen 18'1" x 10'2"

Living Room 15'1" x 12'7"

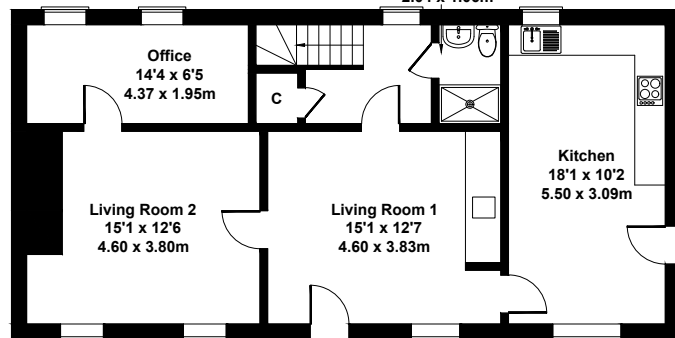
Living Room 2 15'1" x 12'6"

Shower Room 6'8" x 3'6"

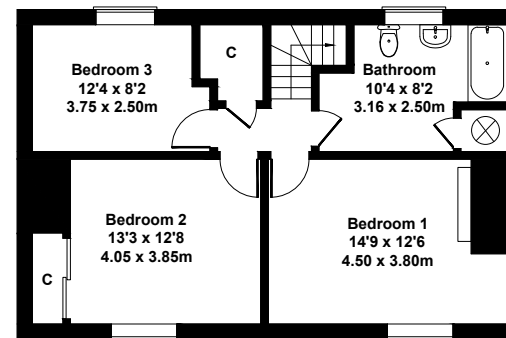
South Church Style

Approximate Gross Internal Area
1389 sq ft - 129 sq m

Shower Room
6'8 x 3'6
2.04 x 1.06m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

First Floor

Bedroom 1 14'9" x 12'6"

Bedroom 2 13'3" x 12'8"

Bedroom 3 12'4" x 8'2"

Bathroom 10'4" x 8'2"

Services

Mains electricity, water & drainage

Agent's Note:

For investors the property can be offered with tenants in situ or alternatively the property can be offered with vacant possession.

Council Tax Band: C



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VIEWING:

Strictly through the vendor's sole agents
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**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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