



3 Odhams Cottages, Ebford Lane,
Ebford, Exeter, EX3 0QY

GUIDE PRICE

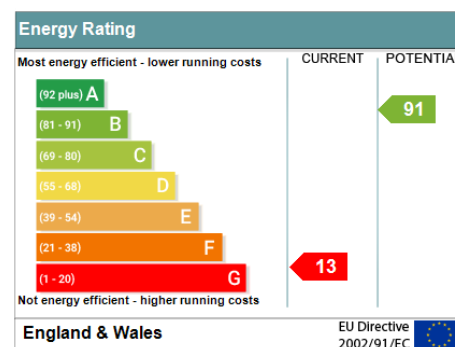
£150,000

TENURE Freehold



For Sale By Online Auction – 16th October 2024 at 2pm
Period Mid Terrace Cottage Set In Beautiful Ebford Close To Local Amenities Boasting A Large Rear Enclosed Garden

Sitting Room * Kitchen * Double Bedroom * Boxroom * Bathroom/Wc
Boarded Attic * Large Rear Garden * Full Programme Of
Modernisation Required



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LOCATION...

Ebford's location means that it is in an ideal position to access the surrounding towns and villages of East Devon. Ebford enjoys direct access to the Exe cycle trail linking Ebford to Exmouth, Lympstone, Exton and Topsham.

THE ACCOMMODATION COMPRISES: Front door giving access to:

SITTING ROOM: 3.76m x 3.43m (12'4" x 11'3") Window to front aspect, fire surround.

KITCHEN: 3.71m maximum x 2.69m (12'2" x 8'10") With worktops, cupboards and drawer units beneath, access to understairs storage cupboard, window and door overlooking and giving access to the rear garden, stairs rising to first floor landing.

LANDING: With door and staircase rising to attic.

BEDROOM 1: 3.71m x 3.35m (12'2" x 11'0") With window to front aspect, fireplace.

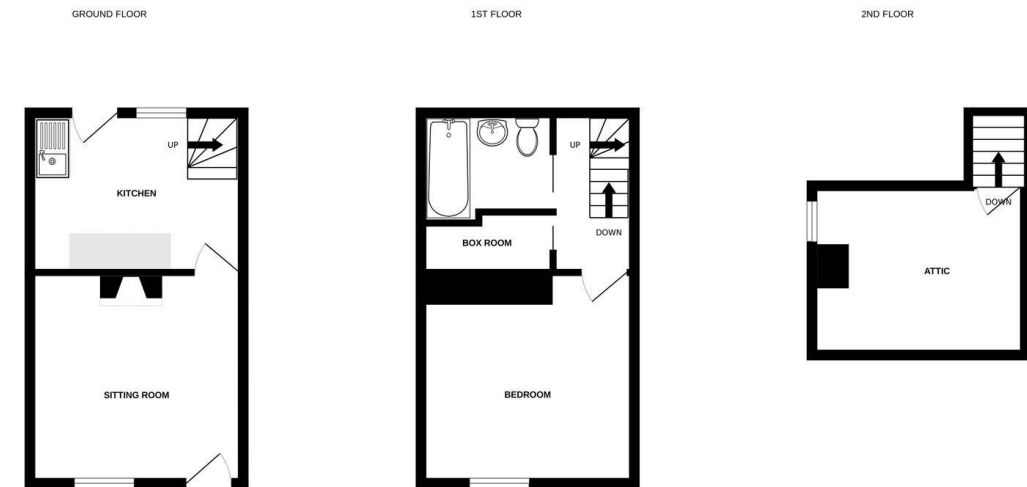
BOXROOM: 2.08m x 1.19m (6'10" x 3'11")

BATHROOM/WC: Bath, pedestal wash hand basin, WC, boiler for hot water.

SECOND FLOOR BOARDED ATTIC SPACE: 3.81m x 3.15m (12'6" x 10'4")

OUTSIDE: To the rear of the property is a large enclosed garden mainly laid to lawn.

FLOOR PLAN:



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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