



• **Grade II listed two bedroom character cottage requiring refurbishment, parking and garden**

A Grade II Listed, two bedroom character cottage, requiring a degree of refurbishment in particular to the kitchen and bathroom but retaining a wealth of charm and character features. The property has the benefit of a south facing lawned garden, parking in the sought after semi-rural hamlet of Poltimore.

Situated The village of Poltimore is approximately 5 miles east of the Cathedral City of Exeter with its wide range of shopping, leisure facilities, schools and University. Poltimore has a wonderful community with a village hall, farm shop and church. The nearby village of Broadclyst is home to two pubs, a restaurant, post office, doctor's surgery and hairdressers whilst Clyst Vale Community College and Broadclyst Primary School are close by.

Outside The garden lies to the rear of the property being south facing and mainly laid to lawn. Car parking space.

Viewing Arrangements
Strictly by prior appointment with Fulfords Exeter 01392 252666.

Ground Floor Porch, sitting room with sun room off, inner hallway, two bedrooms, bathroom and rear porch.

