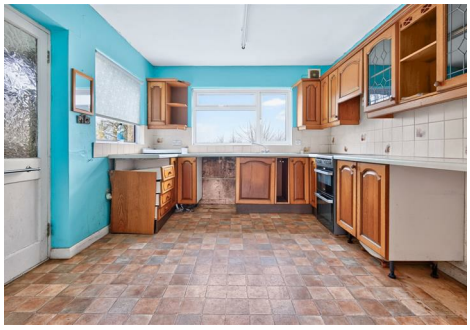
Guide Price £249,000

seddons









# 1 Parsonage Villas, East Anstey, Devon, EX16 9JP

- Semi-detached house
- 2 reception rooms
- Large plot - c. 0.25 acre
- Garage and ample parking
- Needs renovation
- 3 bedrooms
- Potential to extend (STP)
- Private driveway access
- Picturesque, village setting
- Dulverton c. 5 miles

**Sales, Lettings, Mortgages:**
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

# 1 Parsonage Villas, East Anstey EX16 9JP

Three-bedroom semi-detached house requiring renovation, with excellent potential, gardens, garage and ample parking, in a pretty village setting just outside the Exmoor National Park.

3 | 1 | 2 | E | Council Tax Band: C







1 Parsonage Villas is a semi-detached property, believed to date from the 1940s, situated in the pretty, rural village of East Anstey, just outside the Exmoor National Park and approximately 5 miles from the picturesque Exmoor town of Dulverton. Offering approximately 945 sq ft of accommodation, the property is in need of renovation and modernisation but presents an excellent opportunity to create a lovely family home in an attractive village setting, within easy walking distance of the village primary school.

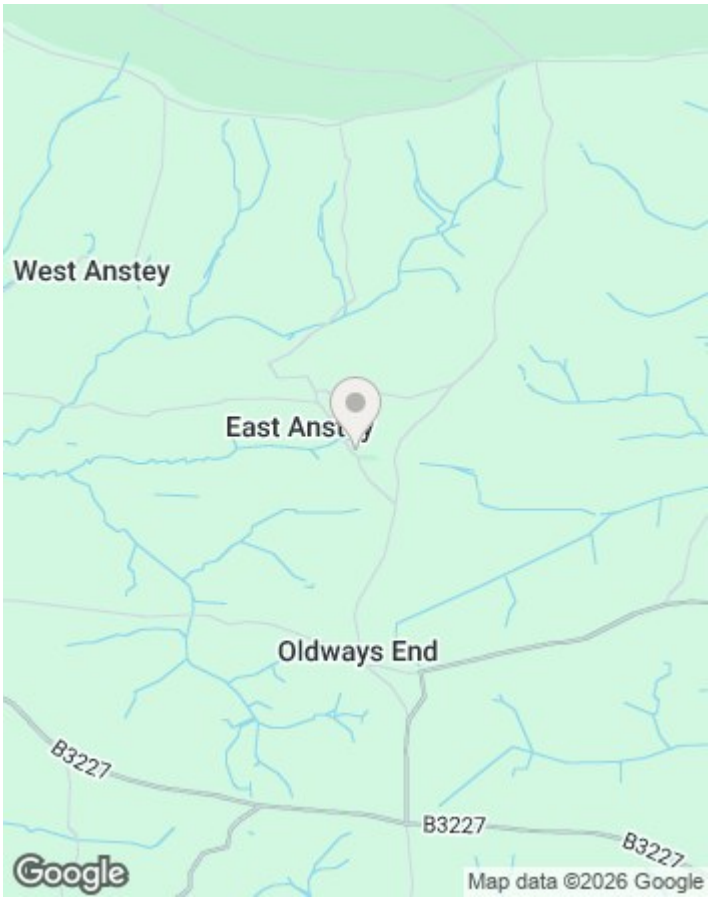
The accommodation comprises an entrance hall, spacious sitting room with patio doors opening onto the rear garden, separate dining room, kitchen and downstairs WC. On the first floor are three bedrooms and a family bathroom.

The property occupies a good-sized plot, with gardens to both the front and rear. The enclosed front garden is laid to lawn, with a pathway leading to the front door. To the rear, there is a further garden, ample off-road parking, a garage and a covered storage area to the side of the house.

A private driveway leads from the lane to the parking area and garage. Please note that the entrance section of the driveway (shown hatched blue on the plan) is jointly owned with the two neighbouring properties, Orchard House and The Brambles.

The property offers considerable scope for improvement and modernisation, with further potential to alter or extend, subject to the necessary planning permissions and consents.

Services: Mains electricity and water. Septic tank drainage, shared with next door. Electric heating.
Tenure: Freehold
Council Tax: C
Local Authority: Mid Devon District Council.



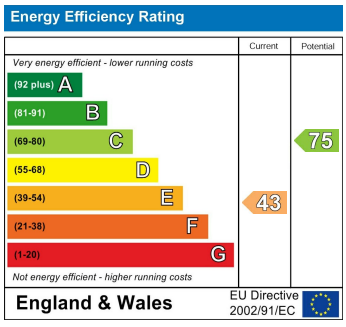

## Directions

From Bampton, proceed out of the town on the B3227 in the direction of South Molton. Continue over the bridge and follow the road for approximately 4.6 miles to Woodburn Cross. Turn right and follow the road for approximately two miles into the village of East Anstey. After a short distance, the property will be seen on the right, marked by a Seddons board.

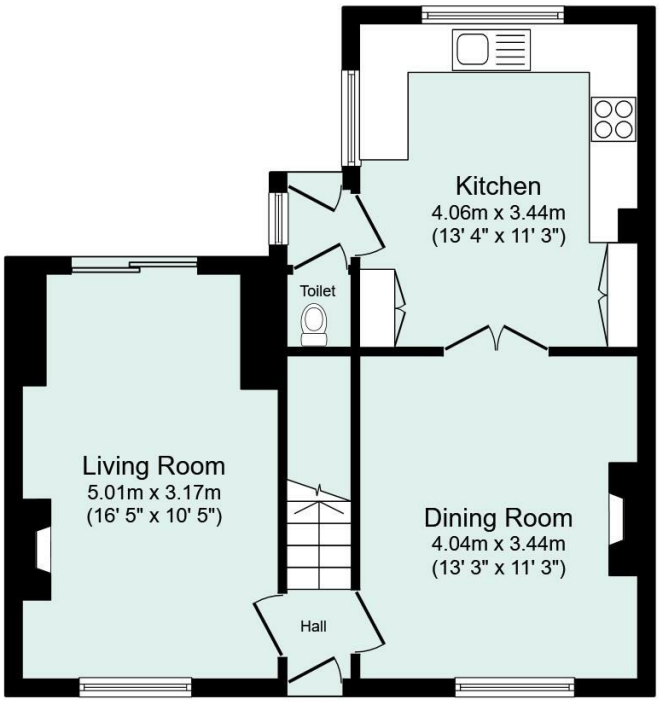
## Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

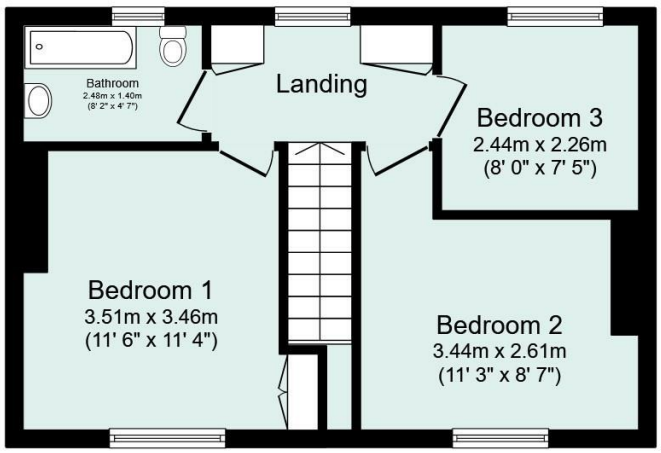
## EPC Rating:



Total floor area 87.8 m² (945 sq.ft.) approx




**Ground Floor**




**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.