



**Description**

A well-presented one bedroom detached bungalow, formerly an 1830's toll house being readily commutable to Exeter city centre. The property lies adjacent to open farmland and has delightful front and rear gardens enjoying a stream side setting with patio seating area, a detached workshop, a sizeable detached garden lodge requiring modest finishing works and on drive parking.

**Situated**

Cowley is situated to the north of Exeter on the edge of the beautiful mid Devon countryside whilst being circa two miles from the thriving city centre of Exeter. The property is readily commutable to the M5 providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, with Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

**Ground Floor**

Entrance hall, sitting room, kitchen, snug/dining room with conservatory off, bedroom and wet room.

seating area and gated access to the road, a detached workshop and additional lodge requiring finishing works but offering tremendous potential for a home office or summer house.

**Outside**

Lawned front garden and on drive parking accessed over a shared driveway to the farmland beyond with the main cottage style gardens lying to the rear of the property, with patio

**Viewings**

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

