

**PERRYMAN'S
KENN
NEAR EXETER
DEVON
EX6 7UH**



£280,000 FREEHOLD



An opportunity to acquire a fabulous characterful end terrace cob and stone cottage believed to have been built approximately 300 years ago. Located within the heart of this popular village location on the outskirts of Exeter. Presented in good decorative order throughout whilst retaining many character features. Three bedrooms. First floor traditional style bathroom. Reception hall. Spacious sitting room with inglenook style fireplace and wood burning stove. Separate dining room. Modern kitchen/breakfast room. Oil fired central heating. uPVC double glazing. Enclosed paved courtyard garden with rear access. Convenient village location providing good access to major link roads. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive panelled door leads to:

RECEPTION HALL

Engineered oak wood flooring. Stairs rising to first floor. Exposed wood door leads to:

SITTING ROOM

13'10" (4.22m) into recess x 13'2" (4.01m). A characterful room with large inglenook style fireplace with raised hearth and inset wood burning stove. Fitted shelving into alcoves. Exposed roof timbers. Traditional style radiator. Understair storage cupboard. Engineered oak wood flooring. Telephone point. Television aerial point. uPVC double glazed window to rear aspect. uPVC double glazed window to front aspect with bespoke window shutters. Exposed wood door leads to:

KITCHEN/BREAKFAST ROOM

13'4" (4.06m) into recess x 10'0" (3.05m). A traditional style modern kitchen fitted with a range of matching base, drawer and eye level cupboards. Granite effect work surfaces incorporating breakfast bar with tiled splashback. Single drainer sink unit with traditional style mixer tap. Fitted electric double oven. Four ring electric hob with filter/extractor hood over. Plumbing and space for washing machine. Space for upright fridge freezer. Space for fridge. Oil fired boiler serving central heating and hot water supply. Larder cupboard. Traditional style radiator. Tiled floor. Inset LED spotlights to part pitched ceiling. uPVC double glazed window to side aspect with outlook over rear courtyard. Stable style door provides access to rear courtyard.

From reception hall, exposed wood door leads to:

DINING ROOM

14'4" (4.37m) into bay x 9'5" (2.87m). Again a characterful room with decorative tiled fireplace with inset grate, wood surround and mantel over. Dado rail. Picture rail. Traditional style radiator. uPVC double glazed window to front aspect with window shutters.

FIRST FLOOR SPLIT LEVEL LANDING

Traditional style radiator. Smoke alarm. Exposed ceiling beams. uPVC double glazed window to rear aspect with outlook over rear courtyard, neighbouring area and countryside beyond. Exposed wood door leads to:

BEDROOM 1

15'2" (4.62m) x 10'6" (3.20m). A spacious room. Two built in double wardrobes. Feature cast iron fireplace with fire surround and mantel over. Radiator. Dado rail. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

BEDROOM 2

10'2" (3.10m) maximum x 7'10" (2.39m) maximum over raised stairwell. Radiator. Access to roof space. uPVC double glazed window to front aspect.

From first floor landing, exposed wood door leads to:

BEDROOM 3

9'4" (2.84m) excluding wardrobe space x 8'6" (2.59m) maximum. Radiator. Built in wardrobe. uPVC double glazed window to front aspect with outlook over neighbouring area and countryside beyond.

From first floor landing, exposed wood door leads to:

BATHROOM

A traditional style matching suite comprising roll top bath with traditional style mixer tap including shower attachment. Low level WC. Wash hand basin. Separate tiled shower enclosure with fitted electric shower unit. Concealed radiator. uPVC double glazed window to rear aspect.

OUTSIDE

To the rear of the property is an attractive enclosed courtyard garden laid to brick paving for ease of maintenance with timber wood store, timber shed and concealed oil tank. The rear garden is enclosed to all sides whilst a rear gate provides pedestrian access.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: Cob and stone

Mains: - Water, drainage, electric

Heating: Oil fired central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band C (Teignbridge)

DIRECTIONS

Proceeding through the village of Kennford continue to the top of the village passing Gissons and Exeter Court Hotel and take the left hand turning signposted 'Kenn'. Continue down through the village and the property in question will be found on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

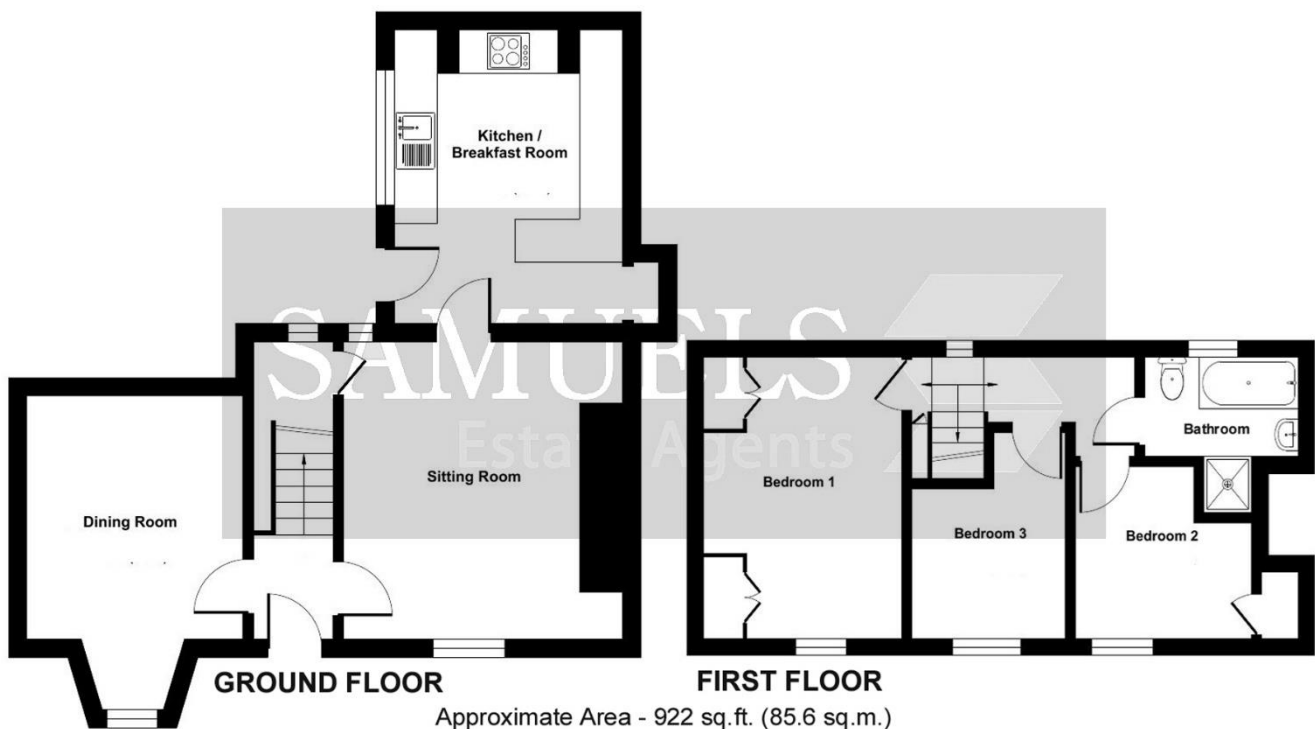
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1025/9066/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		