



STAGS

Folly Cottage Fore Street, Kentisbeare, EX15 2AD

A spacious self contained cottage, located in the heart of the popular village of Kentisbeare, within short walking distance of all village amenities.

Cullompton/M5 (J28) 4 miles | Tiverton 13 miles | Exeter 17 miles

• End of Terrace cottage • Two-Bedrooms • Sitting Room with Fireplace • Fitted Kitchen/ Breakfast room • Grade II Listed • Convenient Village Location • Uffculme School Catchment • EPC Band E • Council Tax Band - TBC • Freehold

Guide Price £200,000

01884 235705 | tiverton@stags.co.uk

SITUATION

The property is located in the heart of the well-regarded village of Kentisbeare, with a local shop and post office, The Wyndham Arms pub, a primary school, church and village clubs. This area in the Culm Valley, with its beautiful backdrop of the Blackdown Hills, is a very popular part of the countryside with easy accessibility.

The market towns of Tiverton, Wellington and Cullompton are all close by and offer an extensive range of amenities. There is easy access to the M5 motorway at Junction 27, with Tiverton Parkway station providing an intercity rail link to London Paddington.

The property is also within the catchment area for the sought after Uffculme School, which has an Outstanding OFSTED report.

DESCRIPTION

Folly Cottage forms a characterful end-of terrace cottage providing cosy and well-presented accommodation. Suitable as a main home, it would also make an ideal second home or holiday home and is a great investment property proving opportunities for holiday letting or long term shorthold tenancy.

ACCOMMODATION

This lovingly renovated cottage, currently operated as a successful Holiday Let, features two double bedrooms, a spacious country kitchen, a well-appointed bathroom, and an inviting sitting room.

SERVICES

Mains electricity, water and drainage. Heating via electric radiators.

Ofcom predicted broadband services - Standard:

Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data:

Internal - EE, O2 & Vodafone (Voice Only). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Kentisbeare Conservation Area

VIEWINGS

Strictly by appointment via Stags Tiverton

DIRECTIONS

From Junction 28 of the M5, turn left signposted to Honiton. Continue on the A373 for 2 miles, then turn left at the crossroads, signposted Kentisbeare. Follow this road for 1 mile then turn left onto High Street. Then take the next left onto Fore Street, where the property can be found on your left hand side.

What3Words: ///kinds.spire.professed.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC