



Pockets



Pockets Hembury

, Broadhembury, EX14 3LP

Honiton: 6.9 miles Cullompton: 4.8 miles Exeter: 18.1 mile

High quality 1 bedroom rural barn conversion with parking & garage.

- Open plan living room
- Large double bedroom
- No Onward Chain
- Attractive courtyard garden
- Garage & parking
- Rural views
- Freehold
- Council Tax Band B

Guide Price £200,000

SITUATION

Pockets is nestled just outside of the village of Broadhembury, and is within the beautiful designated Blackdown Hills, Area of Outstanding Natural Beauty. between the thriving market towns of Cullompton and Honiton. Further afield but still close by are the seaside resorts and beaches of Beer and Sidmouth, with Lyme Regis, Exmouth and Exeter being within easy reach. Pockets has good main road connectivity, located just under 5 miles from the M5.

DESCRIPTION

This charming one-bedroom, one-bathroom home is a beautifully converted stone barn, completed in 2003. Finished to a high standard, it features terracotta and oak floors, hardwood doors, and double-glazed timber windows. Located in Hembury Court, Pockets has an open-plan living and kitchen area offering a modern, country-style ambiance. The bedroom includes a built-in wardrobe and an en-suite bathroom.

There is also a downstairs WC and boiler/ utility area, incorporating a washing machine and could also be used as a drying room for clothes, wetsuits etc.



OUTSIDE

The drive leads to the rear of the property where there is a private parking area for several cars, partly enclosed by attractive timber fencing.

To the front of the house is a landscaped courtyard garden attractively designed to be low maintenance and enclosed by low brick wall and timber fence

GARAGE

Beyond the parking area is a recently built garage, with power and light connected, and a large storage area/loft, with a further parking space to the left

SERVICES

Mains electric and telephone. Private water and drainage, maintained and supplied by the adjoining farmhouse (charged at 60% of South West Water Rates).

Central heating and hot water are provided by an oil fired combi boiler.

Standard broadband available. Mobile signal likely outside with Three, EE, O2 and Vodafone (Ofcom).

DIRECTIONS

From Broadhembury head west over the bridge. At Causeway End turn right to Kerswell. After approximately 0.3 of a mile the drive is on your left. Take the right fork, signposted Hembury Court, and the property is on your left after a short distance

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 0140442553.



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Energy Efficiency Rating	
Current	Potential
75	94
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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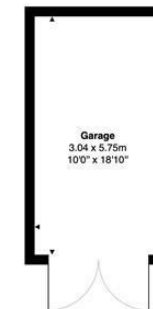
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Ground Floor



First Floor



Total Area: 65.2 m² ... 701 ft²

All measurements are approximate and for display purposes only



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