



East Barn



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Kerswell, Cullompton, Devon, EX15 2EJ

///gracing.bronzes.horn

Unique 3 bedroom barn conversion with rural views and garage

- Built in 2018
- Uffculme school catchment
- 3 bedrooms (1 en suite)
- Garage with loft over
- Freehold
- Quality finish
- 30' kitchen/living room
- Large landing and family bathroom
- South facing garden
- Council tax band E

Guide Price £450,000

Situated on the edge of the small hamlet of Kerswell, set between the popular villages of Broadhembury and Kentisbeare. The property lies within the Uffculme School catchment and enjoys a rural setting with open farmland views. Cullompton and Junction 28 of the M5 are within a short drive.

A high quality three bedroom stone barn conversion forming part of a small and exclusive development. The well-proportioned accommodation is centred around a large open plan kitchen, dining and sitting room. The ground floor also benefits from a utility room and cloakroom. On the first floor there are three bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom.

To the rear is a private and south facing garden, mainly laid to lawn with a paved seating area creating a sheltered suntrap. The property also benefits from a large garage with loft over and off-street parking.

SERVICES Oil fired central heating with underfloor heating to the ground floor. Mains electricity, water and drainage. Service charge of £100 per annum payable to the Kerswell Farm Barns Management Company. Ultra fast broadband (up to 1,800 Mbps), mobile single outside on Three, variable outdoor with EE and Vodafone (Ofcom).





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. Purchasers 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.

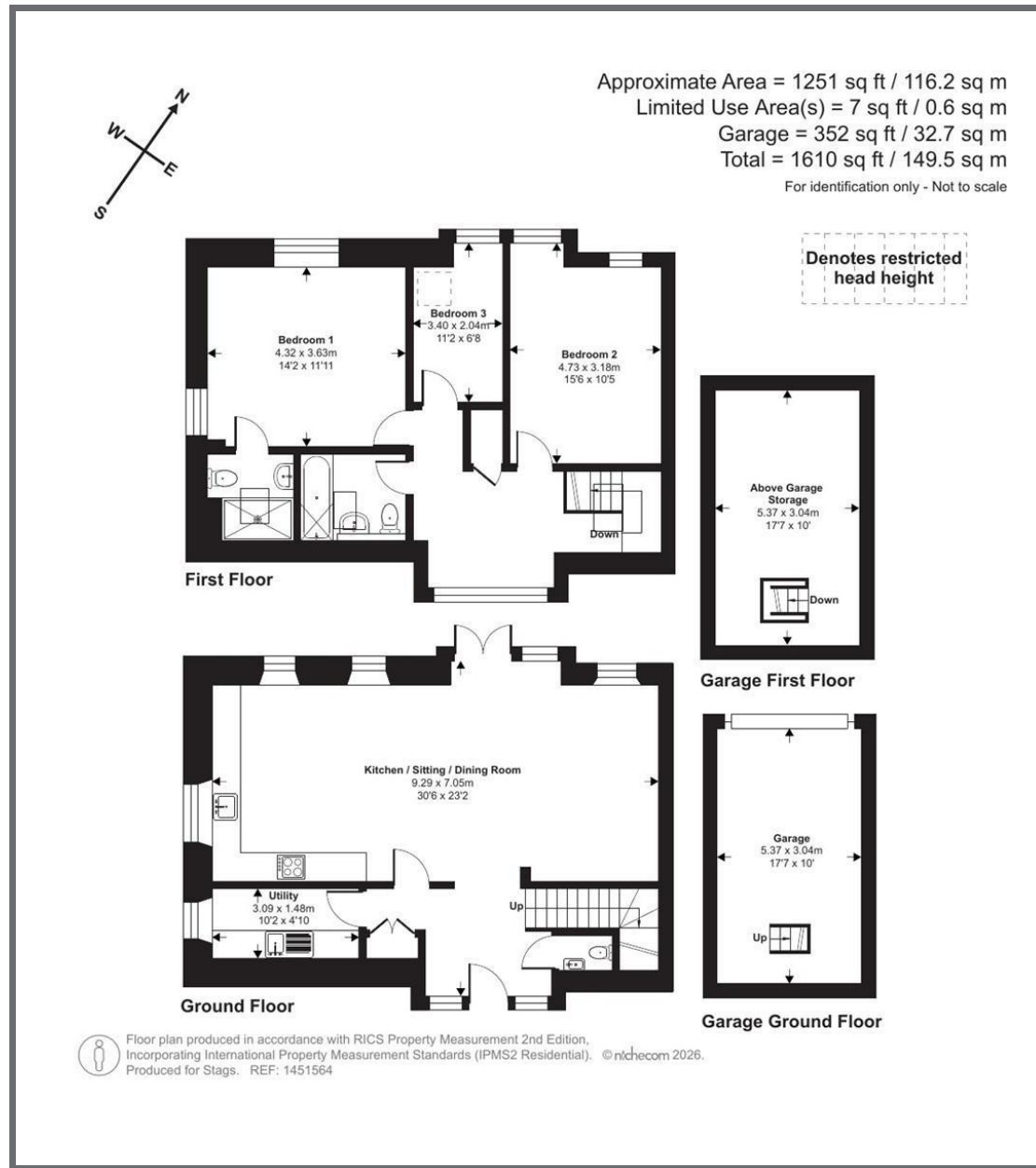


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100+
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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