



East Barn



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Kerswell, Cullompton, Devon, EX15 2EJ

[///gracing.bronzes.horn](http://gracing.bronzes.horn)

Unique 3 bedroom barn conversion with rural views and garage. No onward chain.

- 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).





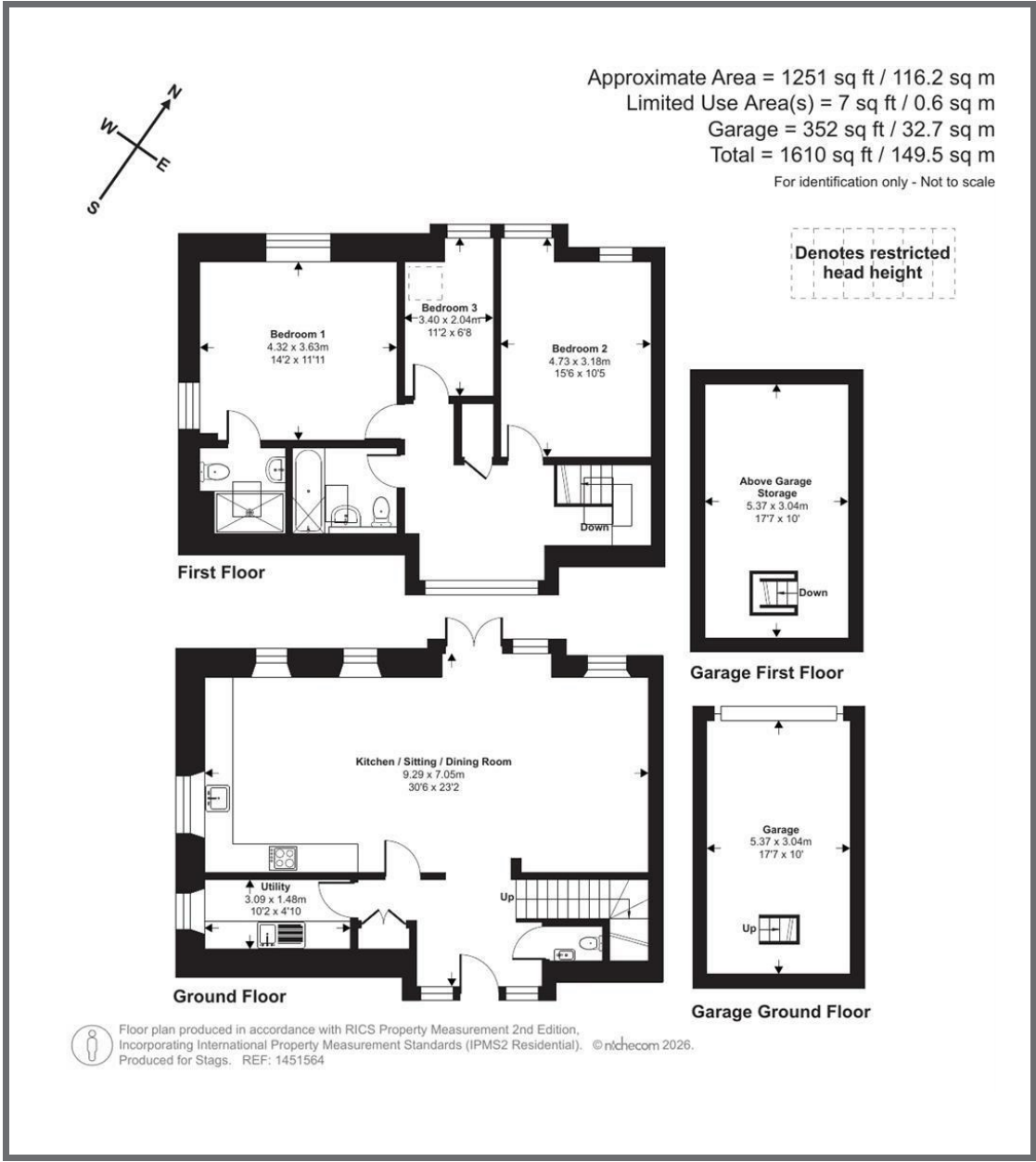
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		75
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU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

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