



naomi j ryan
estate agents



Cottage



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes x1



Garden: no



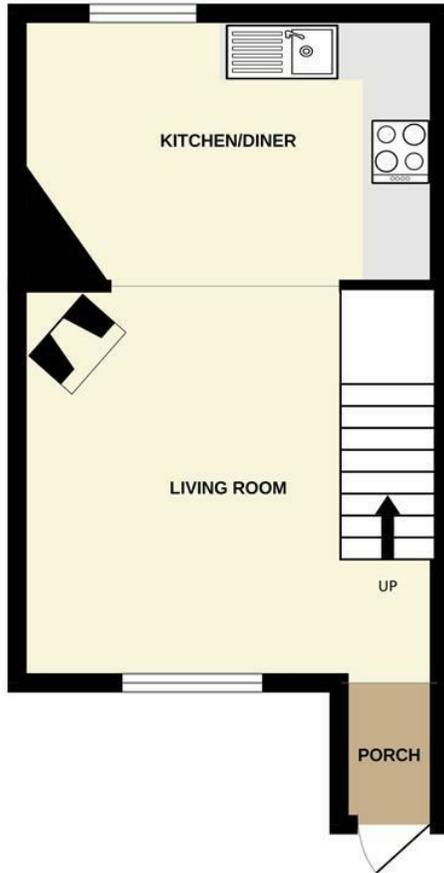
Council Tax Band: B

£995

,
, Kennford, EX6 7TG

www.naomijryan.co.uk

GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

We are delighted to offer for Let this extremely well presented two bedroom cottage in the popular Village of Kennford, which has been redecorated and has new floorings to the ground floor.

In brief the property comprises; entrance porch leading to the open plan living area with full sized log burner and kitchen diner with appliances.

Upstairs there is one double bedroom, a single bedroom and shower room.

Outside to the front is a small patio area & there is also allocated parking for 1 car.

Please note, there is no rear garden at this property.

We are unable to consider pets.

Would suit a professional person or couple.

Available with immediate effect, subject to referencing. Long term preferred.

EPC Rating C.

Holding Deposit £229



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