

naomi j ryan
estate agents

Cottage

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Heating: Electric

Parking: Yes

Garden: Yes

Council Tax Band: C

£1,175 Per Month

,
Kennford, Kennford, Devon, EX6 7TG

www.naomijryan.co.uk

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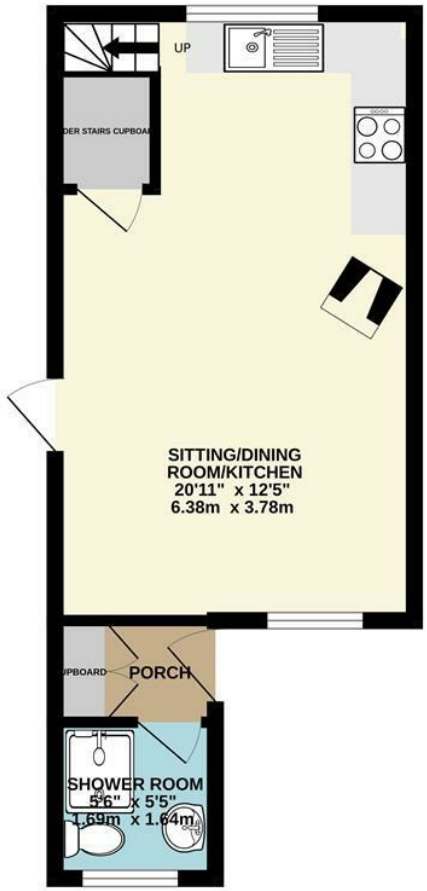
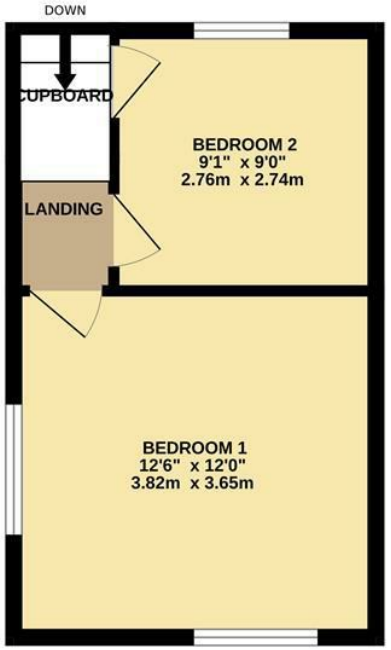
£1,175 Per Month

Deposit Amount: £1,355

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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 end terrace, two bedroom cottage in the popular Village of Kennford.

Kennford is a small village situated in the Teignbridge district of Devon, four miles to the south of Exeter and benefits from a post office, pharmacy, café and public house. Transport links are also very convenient.

In brief the property comprises; entrance porch, door to the left into the tiled shower room, door to the right into the open plan living area complete with a new kitchen, including appliances.

The living room has a log burner and provides access a private and spacious garden with lawn and patio. Upstairs there are two double bedrooms.

There is also allocated parking for 1 car to the end of the cottages and a large shared storage shed.

Would suit a professional person or couple.

EPC Rating C.

Council Tax Band C.

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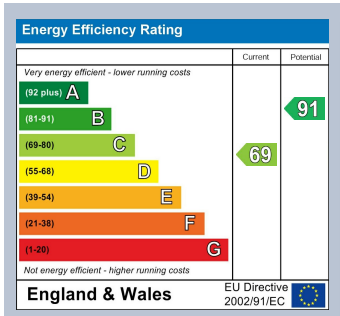

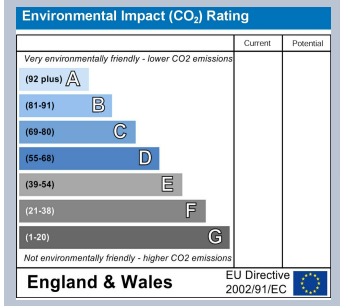



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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