

naomi j ryan
estate agents

House - Semi-Detached

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Electric & Wood Burning Stoves

Two Parking Spaces

Generous Gardens

Council Tax Band: D

£550,000 Freehold

Holmedale ,

Kennford, Exeter, EX6 7TB

www.naomijryan.co.uk

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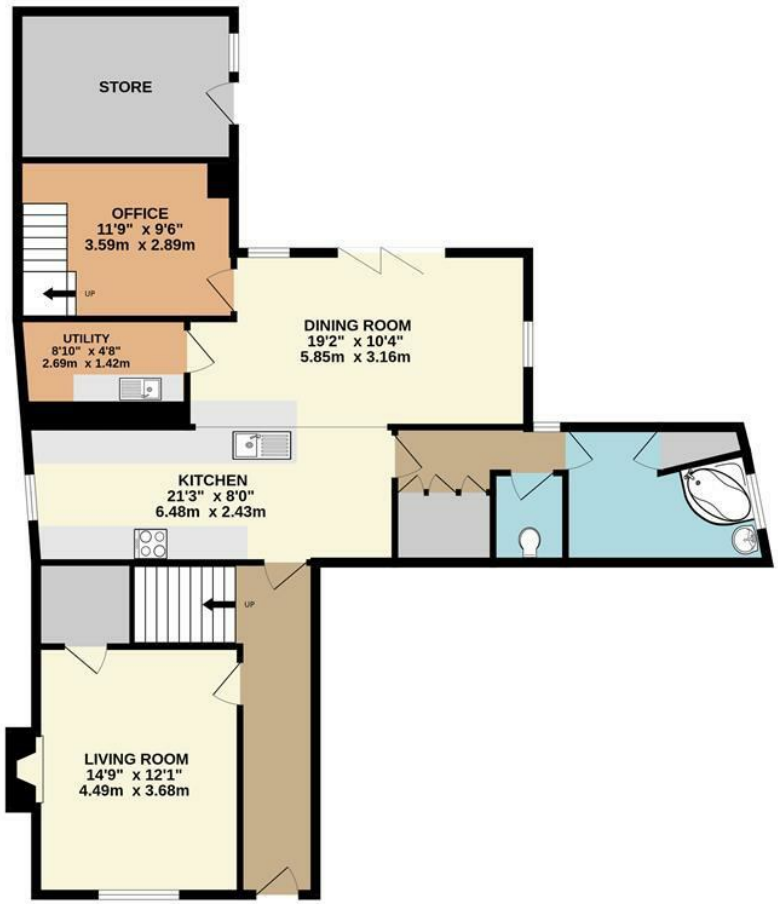
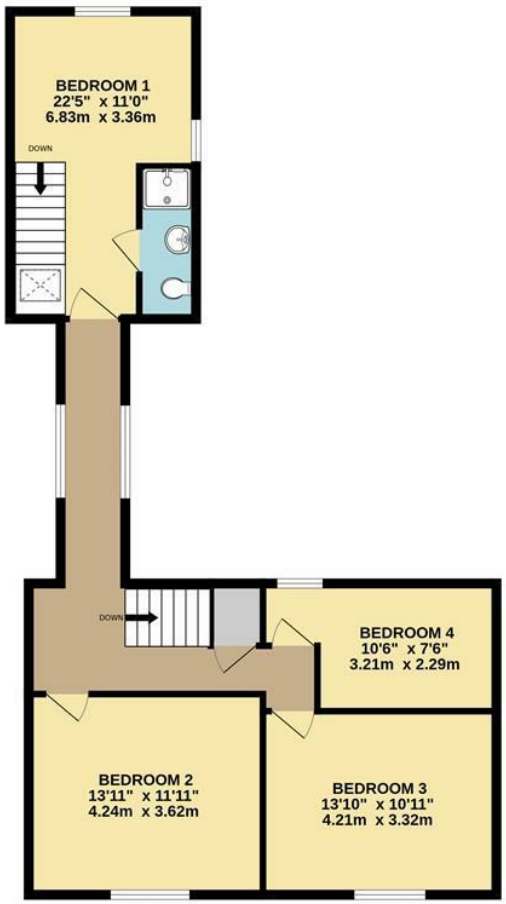
£550,000 Freehold

GROUND FLOOR



1ST FLOOR



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

Nestled in the charming village of Kennford this delightful semi-detached character cottage is a true gem. Boasting an array of character features, this property offers a warm and inviting atmosphere that is perfect for family living. With four spacious bedrooms and two well-appointed bathrooms, there is an abundance of space on offer. The property is located in the heart of the village, which boasts a vibrant community with local amenities such as a highly regarded primary school and preschool, a public house, the Kenn Centre, and the Wobbly Wheel Cafe. Additionally, the village offers excellent connectivity to the A38 and M5 motorway and falls within the catchment area for the newly established secondary school, Matford Brook.

The heart of the home is undoubtedly the open plan kitchen, dining, and family room, which creates a wonderful space for entertaining and family gatherings. This area is designed to be both functional and stylish, making it ideal for modern living. Bi-fold doors lead out to the rear garden, allowing for easy access to the outdoors. The inviting living room, featuring a stone fireplace, dual fuel stove, and a delightful window seat, serves as an ideal sanctuary from the rest of the home. Furthermore, the ground floor includes a utility room, a WC, a bathroom, and an office space. On the first floor, there are four spacious bedrooms, with the principal bedroom boasting an ensuite shower room. The principal bedroom showcases exposed roof timbers and a vaulted ceiling, providing an impressive sense of space. It can be reached via a walkway from the landing which features windows on either side, taking in views of the village.

OUTSIDE

The gardens available are a remarkable enhancement to this property, and for those in search of ample and adaptable outdoor space, this property is essential to view. Situated directly beyond the Bi-Fold doors is a spacious seating area adjoining a section of the garden which enjoys a good degree of privacy. Further features of this area include access to a store and the parking area. The property offers off road parking for two vehicles. A pathway ascends to a larger section of the garden, which is primarily laid to grass. This adaptable space could be used in various ways, whether as additional garden space, an allotment, a small holding, or, subject to obtaining the necessary planning permissions, potentially as an office in the garden or additional accommodation. At the back of the garden, a pedestrian gate offers direct access to the village meadow, a communal area enjoyed by local residents.

MATERIAL INFORMATION

Construction notes: Brick & Cob
Heating: Electric heaters and 2 Wood Burning Stoves
Utilities: Connected to mains Electric, Water & Drainage
Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

REFERRAL FEE DISCLOSURE

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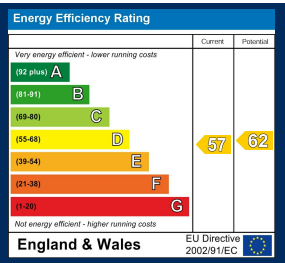
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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