

6 High Street, Cullompton, Devon, EX15 1AA



12 Hen Street, Bradninch, Exeter, Devon, EX5 4NR

Guide Price £325,000

- Spacious entrance hall
- Separate dining room
- Three double bedrooms
- Large sloping garden with patio, brick shed & WC
- Gas central heating & double glazing
- Dual aspect large lounge with wood burner
- Kitchen/breakfast room in need of updating
- Spacious shower room with walk in shower
- Additional orchard at the top of the garden
- Walking distance to village amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



12 Hen Street, Exeter EX5 4NR

Watch the Seddons' Video Tour A double fronted Grade II Listed three double bedroom cottage in a quiet position in the centre of the village. The property would benefit from some updating and offers a large rear garden with additional orchard above with wonderful open views.



Council Tax Band: D



LongDescription

The property has been occupied by the current owner for over 45 years and provides spacious accommodation within easy walking distance of the village centre and amenities.

There is a storage cupboard in the hall with reception rooms accessible from the hallway and a rear door providing access to the garden.

The dining room is a good size with a large window to the front aspect and with the kitchen/breakfast room behind directly behind at the rear.

The kitchen is fitted with ample storage cupboards and work surfaces with a larder cupboard and space for a dining table.

There is a generous dual aspect living room with a fireplace fitted with a wood burning stove with wooden mantle piece and stone hearth.

Upstairs there are three spacious double bedrooms with a large bathroom with walk in shower/wet room.

Outside, to the rear of the property, there is a courtyard garden with paved patio area directly outside the back entrance with brick built storage shed and outside toilet.

Steps lead up to a long lawned garden which leads up to a good sized orchard at the top of the garden, offering wonderful open views over Bradninch and the surrounding countryside.

Services: Mains gas, electricity, water & drainage

Tenure: Freehold

Council Tax: D

Local Authority: Mid Devon District Council

Bradninch is a small Duchy of Cornwall town with a good range of local amenities including a new artisan cafe, The Central Dairy, a Spar supermarket and post office, doctor's surgery, Ofsted-rated 'outstanding' primary school, nursery, garage, local pubs, recreation facilities and churches.

The town lies approximately three miles from

Cullompton which gives quick access to Junction 28 of the M5, leading south to Exeter and all points north, including Junction 27 with the nearby Tiverton Parkway station at Sampford Peverell with regular intercity services (London Paddington in 2 hours). From Bradninch, there is quick access to Exeter via the B3181, via Hele and Broadclyst, approximately 15 minutes' drive.

Exeter c. 9 miles

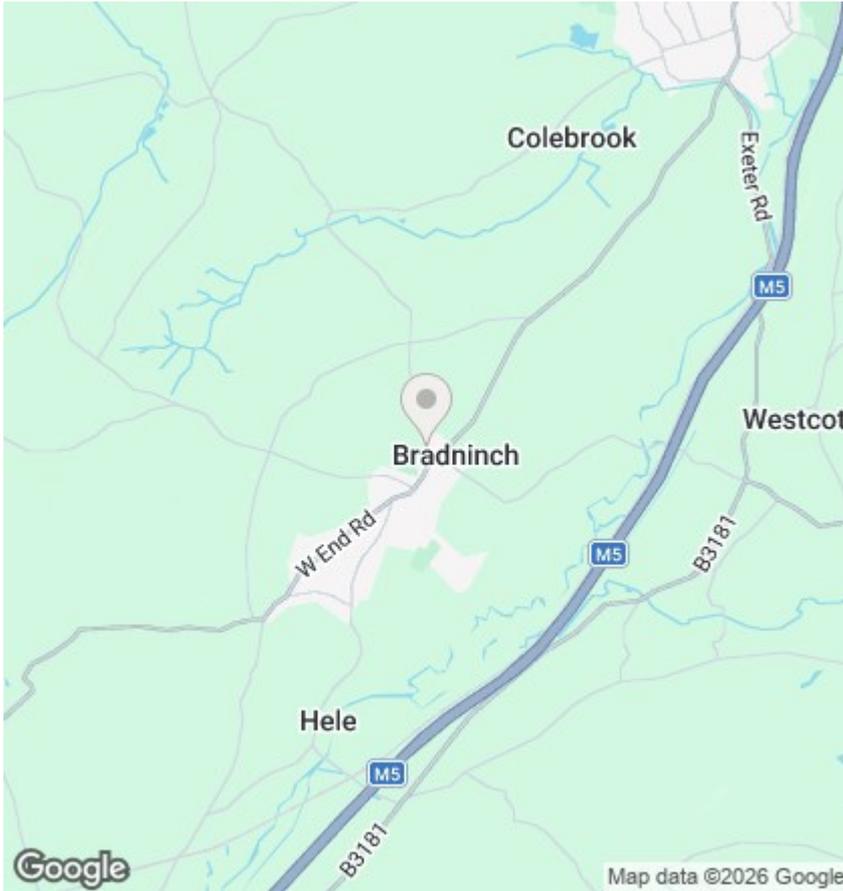
Taunton c. 23 miles

Cullompton/Junction 28 M5 c. 4 miles

Tiverton Parkway Station c. 9 miles

Exeter International Airport c. 17 miles

The internal photos have been taken with a wide angle lens to show more of the rooms.



Directions

DIRECTIONS:

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

D

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

