

naomi j ryan
estate agents

House - Semi-Detached

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Wood Burner

Driveway

Private Garden

Council Tax Band: C

£280,000 Freehold

Forde Cottage Kenn,

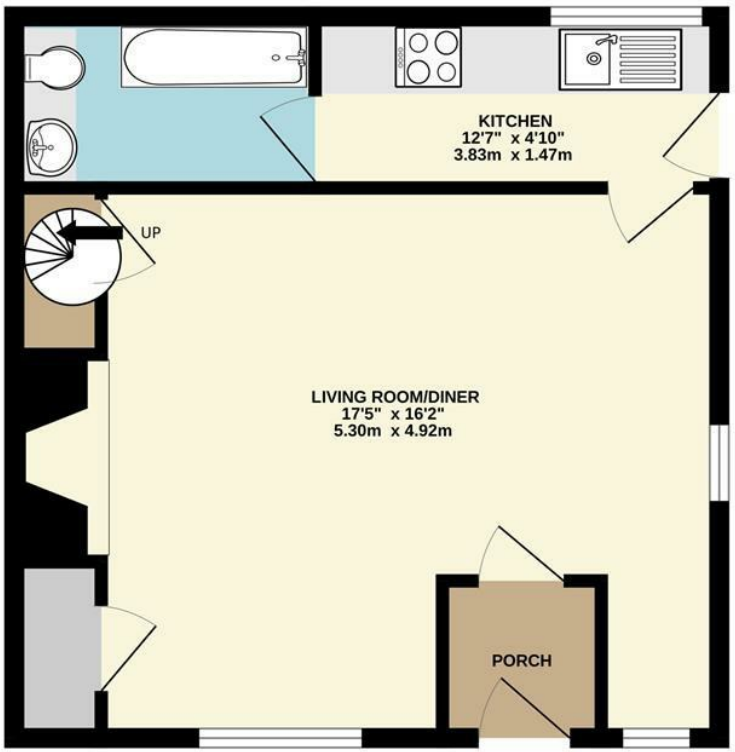
, Exeter, EX6 7UG

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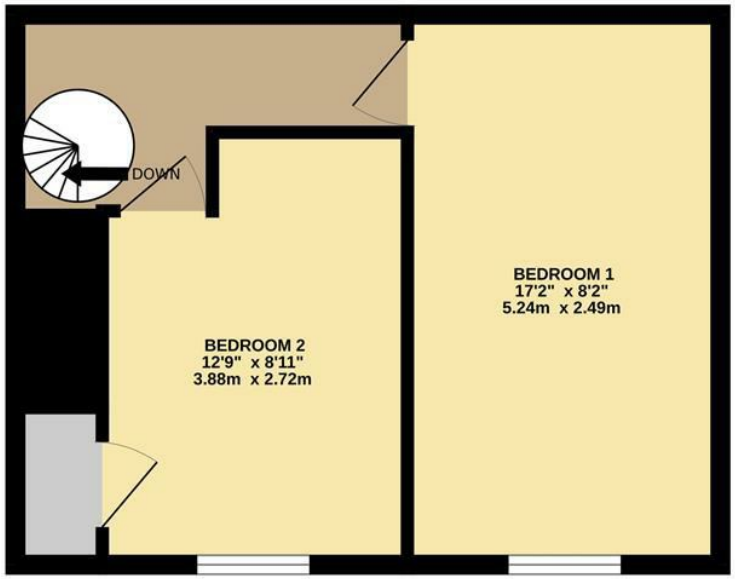
Forde Cottage Kenn, Exeter, EX6 7UG

£280,000 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 within the heart of a sought-after village, this charming two-bedroom cottage is brimming with character and timeless appeal.
Kenn is a charming village set within the Devon countryside, just a few miles south of Exeter. Offering a peaceful setting with a strong sense of community, it combines rural living with excellent access to the A38, providing convenient links to Exeter, Newton Abbot and beyond. Surrounded by open countryside, the area is ideal for walking and outdoor pursuits, while nearby villages and Exeter itself offer a wide range of amenities, schooling and leisure facilities.

The property offers a welcoming open-plan living and dining space, beautifully enhanced by a striking feature fireplace with a woodburning stove, creating a warm and inviting focal point. Exposed beams and a distinctive spiral staircase further emphasise the cottage's period charm.
The accommodation continues with a well-appointed galley kitchen and a ground floor bathroom. Upstairs, a spacious landing and two generous bedrooms complete the accommodation.
Externally, the property enjoys a private garden, predominantly laid to lawn, providing an ideal space for relaxing or entertaining. In addition, there is a patio area alongside two useful timber stores, both benefiting from power and plumbing, offering excellent versatility for a range of uses. A driveway provides off-road parking for one vehicle.
A truly delightful home, perfect for those seeking village living combined with character features and modern comfort.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Cob
Heating: Wood Burning Stove
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.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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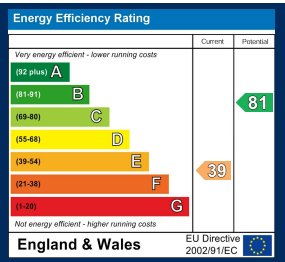
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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