

**A WONDERFUL SEMI-DETACHED THATCHED PERIOD COTTAGE, SET IN THE HEART OF THE POPULAR VILLAGE OF KENNFORD THAT INCLUDES THREE BEDROOMS AND TWO RECEPTION ROOMS. THE PROPERTY, WHICH HAS BEEN UPDATED INTERNALLY IN RECENT YEARS, OFFERS A TREMENDOUS AMOUNT OF CHARACTER THROUGHOUT AS WELL AS A LOVELY LAWN GARDEN TO THE REAR.**



**Brookfield**

**Kenncord**

**Exeter**

**Devon**

**EX6 7TB**

**£325,000**

**Ref: DRE00097**

**\* LOVELY PERIOD COTTAGE \* THREE BEDROOMS \* VILLAGE LOCATION \* LAWNED GARDEN \* OFF-STREET PARKING \* GARAGE \***

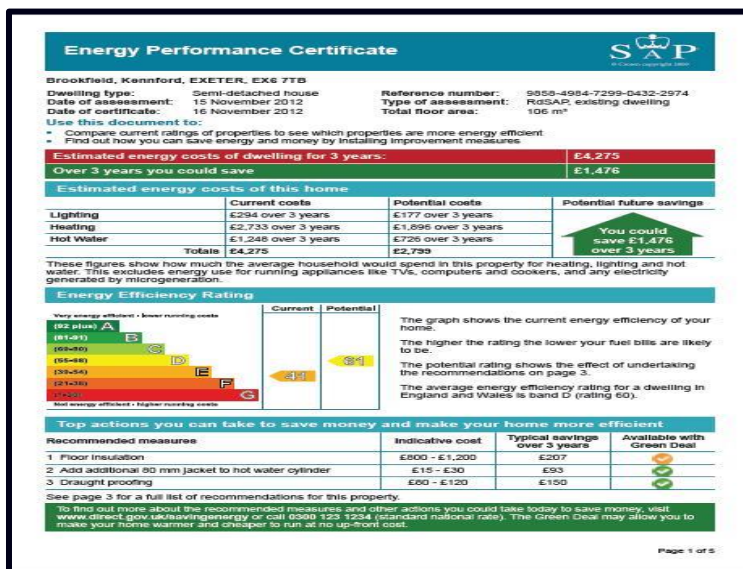


**Offices at:** Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes



**DESCRIPTION AND LOCATION** A wonderful semi-detached thatched period cottage, set in the heart of the popular village of Kennford that includes three bedrooms and two reception rooms. The property, which has been refurbished in the last few years, offers a tremendous amount of character throughout, including feature oak beams throughout and an inglenook fireplace. At the rear of the house there is a lovely lawn garden to be enjoyed, along with off-street parking and a garage to the side of the property. Kennford itself offers nearby local amenities such as the post office and local pub, with further shops and services available a short drive away in the nearby cathedral city of Exeter. There is also a regular bus route to the heart of city. We highly recommend an early inspection of this characterful home that gives much further potential.

**DIRECTIONS** Coming from Exeter along the A38, take the turn off by 'Partridge Cycles' following signs for Kennford. Follow the road for a short distance and just after a slight right hand bend, Brookfield can be found on the right hand side.



**Viewing** Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing

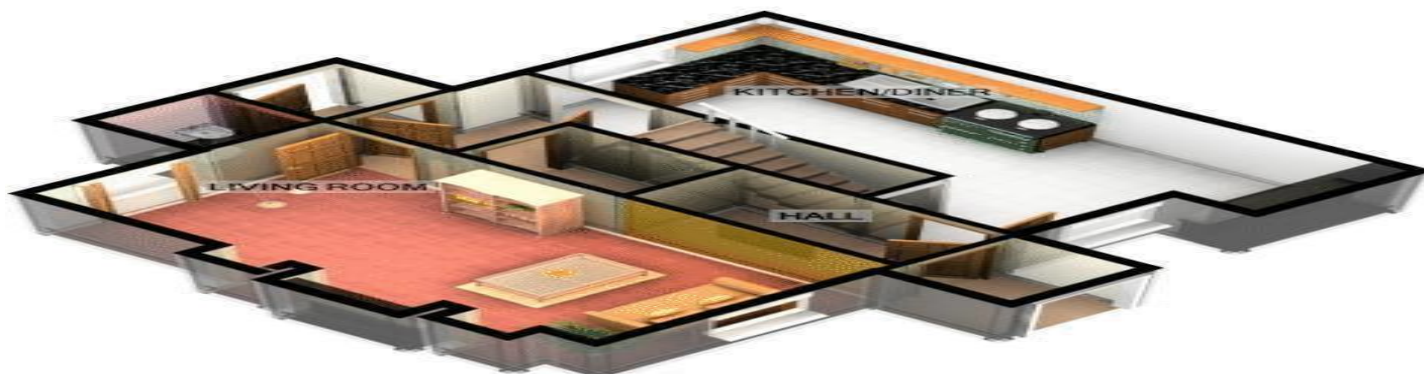
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1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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GROUND FLOOR



1ST FLOOR

Disclaimer: This information has been prepared as a general guide and should not be relied upon as  
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**ACCOMMODATION** The accommodation, with approximate measurements only, comprises:

A pitched thatch porchway leads to the front door with glazed window that opens into...

**HALLWAY**

Hanging space for cloaks with feature oak beams, a theme through out the house, with doors leading to...

**KITCHEN / DINING ROOM** 17' 11" x 13' 01" to 9' 08" (5.46m x 3.99m to 2.74m)

A room with character aplenty, giving aspects to both the front and rear of the house, including a lovely outlook over the lawn garden at the rear. The dining area enjoys a wonderful inglenook fireplace that although not currently in use, gives a wonderful focal point to the room. The kitchen itself comprises of a marble effect work top surface with storage units under and a one and a half bowl stainless steal sink unit inset. There is an 'Aga' oven that also supplies heating and hot water to the property, with further space for a washer/dryer. A passageway at the rear leads to an understair pantry/storage cupboard, with the rear door opposite opening into the garden. Stairs to first floor.

**SITTING ROOM** 19' 09" x 10' (5.79m x 3.05m)

Another decent sized room with similar aspects to the front and rear. There is a continuation of the exposed oak beams with an open fireplace in the centre of the room. Shelving and night storage heater.

**FIRST FLOOR LANDING**

A small window over looks the rear garden, with a shelving unit under. Doors to...

**BEDROOM ONE** 14' 03" x 13' 04" (4.34m x 4.06m)

A decent sized double room with an aspect to the front of the property. Built in wardrobe and night storage heater.

**BEDROOM TWO** 14' 01" x 10' 06" (4.29m x 3.2m)

Another double room with a similar aspect to the front.

**BEDROOM THREE** 10' 02" x 6' 02" (3.1m x 1.88m)

Recently used as a study, a single room with an aspect over the rear garden.

**SHOWER ROOM**

Suite comprising over a shower cubicle with mains shower over, wash hand basin and WC. Window to the rear.

**OUTSIDE**

To the front of the property, the front gate opens onto a path with borders in surround that leads to the front porchway. To the side of the property there is off-street parking for up to two cars, as well as a garage. There is side access to the rear garden, which is worth noting, has a 'right of way access' for the property adjoined to Brookfield. The rear garden provides a fantastic area to sit out and enjoy as it is mostly laid to lawn and also includes an apple tree, with mature borders and hedgerows in surround.

