



Brymar, Kennerleigh EX17 4RS

Guide Price £340,000

HELMORES
SINCE 1699



Located within the Mid Devon village of Kennerleigh is this detached 2 bedroom bungalow. It is in need of updating but offers potential to a new owner. It's in a good sized garden with some small timber outbuildings.

Internally the property is of a good size with a conservatory style lean to across the rear (north side). There's a kitchen, living room with a wood burner plus 2 bedrooms and a dining room. There's a bathroom and separate WC too. There is also part double glazing to the property.

Outside it has its own driveway with ample parking and the garden mainly to the front and rear. There's an additional field of approx. 3 acres to the side which is available by separate negotiation.

Agents' note: The property has an agricultural restriction, therefore, please ensure you would comply with the restriction before enquiring. The wording is that:

The dwelling shall only be occupied by persons employed, or last employed, locally in Agriculture, as defined in Section 221 of the Town and Country Planning Act, 1962, and the dependents of such persons as aforesaid.

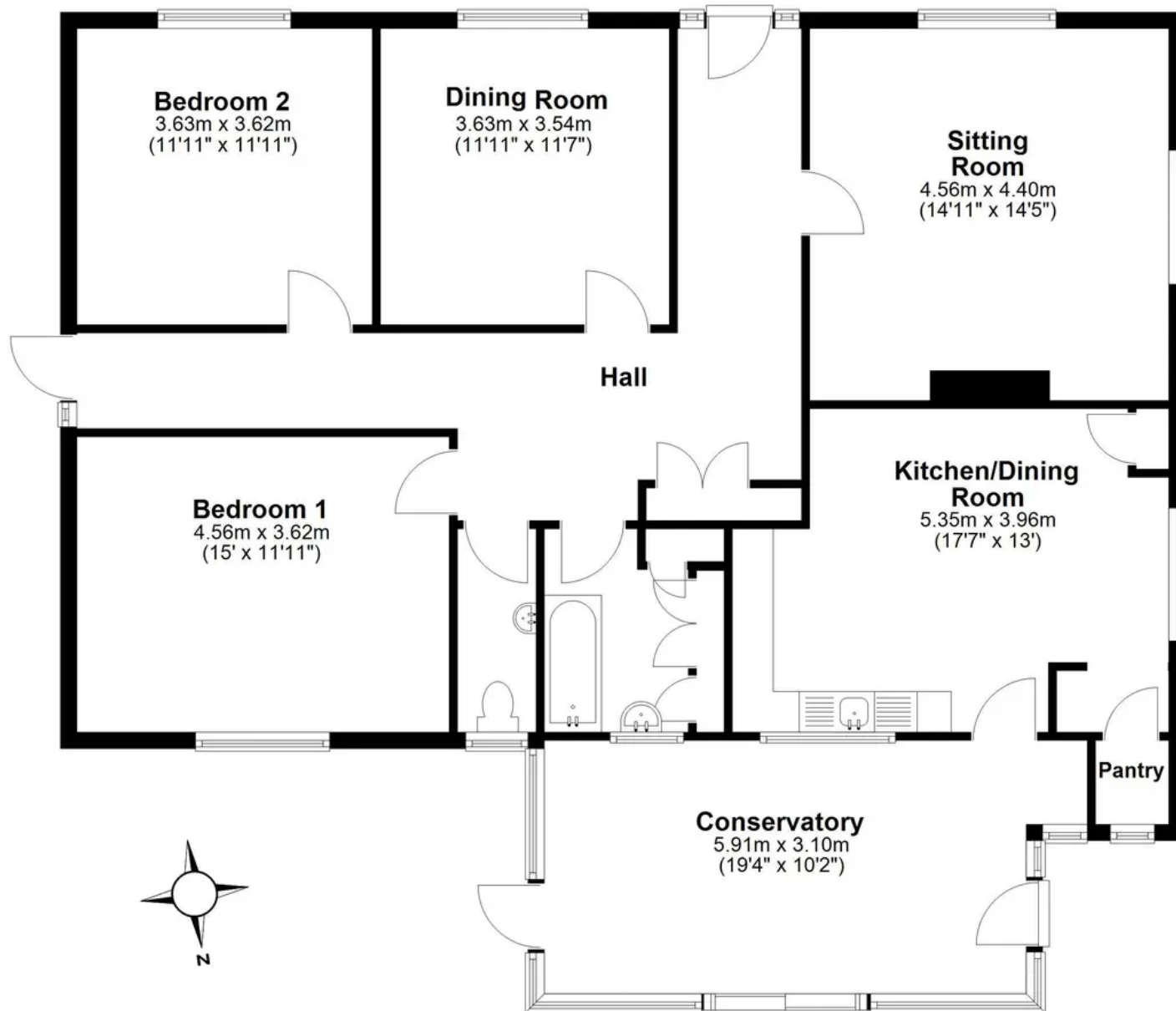
Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2223.42. Utilities: Electric, water and telephone Broadband within this postcode: unknown. Drainage: Septic tank. Heating: Wood burner in living room and oil fired rayburn in kitchen. Listed: No

Tenure: Freehold with an agricultural restriction as follows - *The dwelling shall only be occupied by persons employed, or last employed, locally in Agriculture, as defined in Section 221 of the Town and Country Planning Act, 1962, and the dependents of such persons as aforesaid.*

DIRECTIONS : For sat-nav use EX17 4RS and the What3Words address is [///isolating.returns.scout](https://www.what3words.com/#!/en/@@@isolating.returns.scout)





Total area: approx. 136.2 sq. metres (1466.3 sq. feet)

The Plan is for illustrative purposes only and is not to scale, all measurements are approximate.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.