



Brymar, Kennerleigh, EX17 4RS

Guide Price **£340,000**

Brymar

Kennerleigh, Crediton

- 3 bedroom village bungalow
- Agricultural tie
- In need of updating
- Gardens and additional paddock

Located within the Mid Devon village of Kennerleigh is this detached 3 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 3 bedrooms. 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

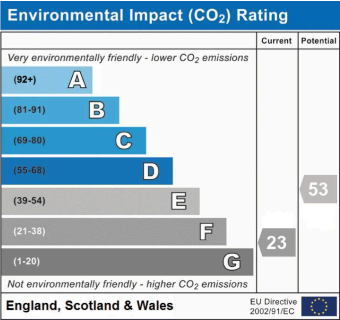
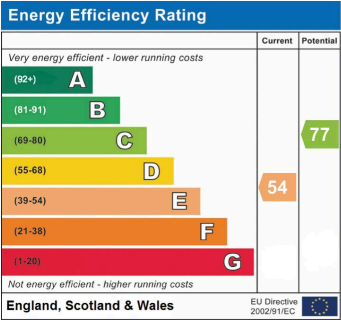
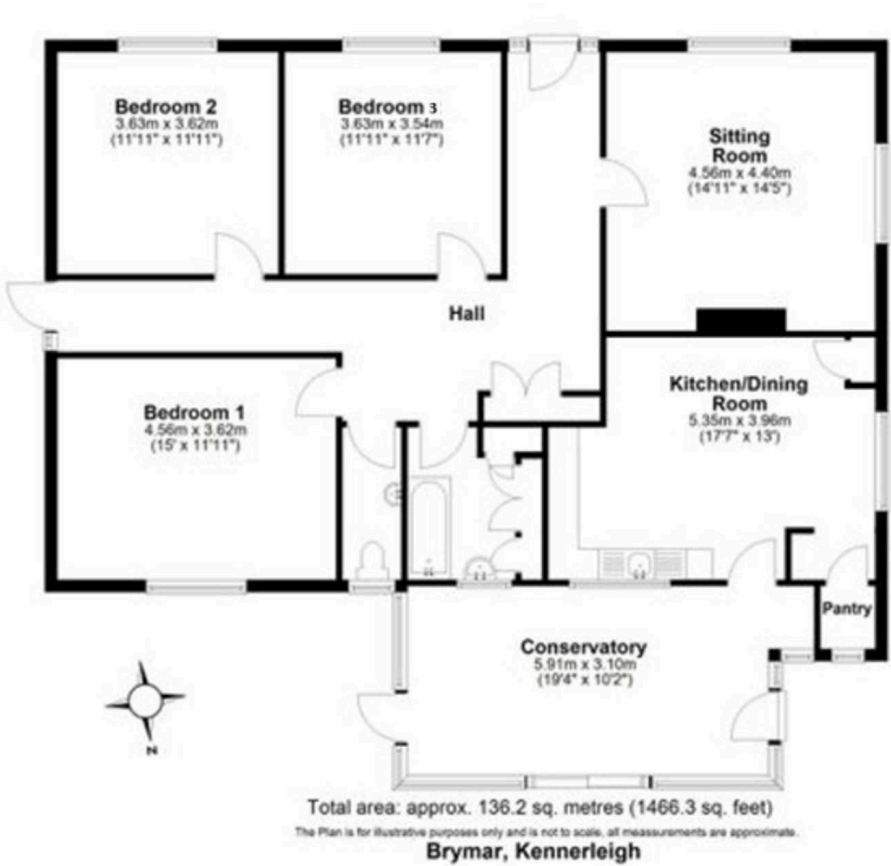
Tenure: Freehold with an agricultural restriction as follows - *The dwelling shall only be occupied by persons employed, or last employed, locally in Agriculture, as defined in Section 221 of the Town and Country Planning Act, 1962, and the dependents of such persons as aforesaid.*

Buyers' Compliance Fee Notice - Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Kennerleigh is a village truly undisturbed by modernisation, sitting in an exquisite and rural part of Devon, on the verges of a shady, forested valley. It lies on the road to Black Dog and Thelbridge, 4 miles north of the market town of Crediton. Kennerleigh has a traditional style village shop/ post office – that stocks a diverse range of items and local produce. In addition, it features a wonderful example of a Norman church. A short drive away finds the larger village of Sandford, and one of finest pubs in the county; The Lamb Inn – with many accolades, mouth watering food and ales (*and* an open fire with the odd Jack Russell trotting about). For a modern selection of facilities Crediton is the place, with superb schools (both primary and secondary), a regular farmers market, a leisure centre, a host of interesting shops and two supermarkets.

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





Helmores

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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.