

**Brookside, Fore Street**  
Kentisbeare, EX15 2AD

**£300,000**  
Guide price



 2  2  1 **EPC E**





- No onward chain, ready to occupy
- 2 bedrooms, master with fitted furniture
- Sitting room with original fireplace
- Modern kitchen and shower room
- Dining room extension, in need of repair
- Rear porch, uPVC extension
- Garage and ample parking
- Established gardens
- Short walk to village amenities
- Quick access to M5 and rail links for commuting



**Would you like to have a look?**  
**Contact our Cullompton office**  
**01884 32100**  
**[cullompton@seddons.com](mailto:cullompton@seddons.com)**



A fine village bungalow in an elevated position, requiring some building work to provide very comfortable and versatile accommodation in a popular village location.



### The Property

This fine bungalow offers very comfortable accommodation, ready to occupy with no onward chain. Please note, however, that the extension to the left of the bungalow has 'heaved' away from the original bungalow and either requires significant repair or rebuilding, which could take place with residents in occupation without too much interference. With this complete, the additional accommodation would provide a lovely dining room, overlooking the garden, or an additional bedroom, if required.

Kentisbeare has a full range of local amenities including a popular primary school, which is a feeder school for the Ofsted rated 'Outstanding' Uffculme School, a post office/store, local pub, the 'Wyndham Arms', church and village hall. The motorway, rail links and Exeter, Honiton and Taunton all lie within easy reach, ideal for commuting.

Cullompton/Junction 28 M5 c. 3 miles. Exeter c.17 miles. Honiton c. 8 miles. Taunton c. 22 miles. Tiverton c. 14 miles. Tiverton Parkway Station c. 8 miles. Exeter Airport c.16 miles

### Utilities

Mains water, electricity, drainage and oil fired central heating (private tank).

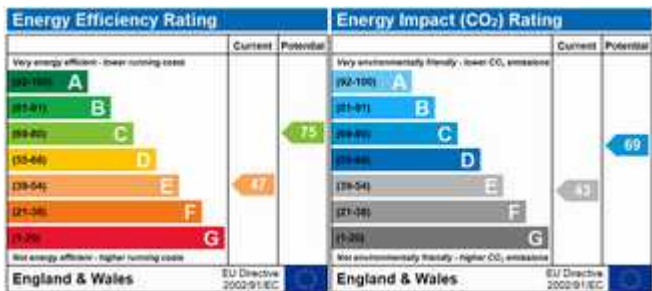
### Council Tax

Band D

### Directions

From Junction 28 of the M5, proceed towards Honiton on the A373 for approximately 2.5 miles. At Post Cross, turn left to Kentisbeare. On reaching the village, turn right, opposite The Wyndham Arms and continue down the hill where Brookside can be seen on the right, with a Seddons' board.

### Energy Performance Certificate (EPC)





## Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

## Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.