

gth



ROSEBANK, KERSWELL

Rosebank

Kerswell, Cullompton, EX15 2EN

Honiton 7 miles, Taunton 22 miles, Exeter 22 miles

A superbly presented extended five bedroom detached bungalow sat in 0.5 acres situated in a pretty rural hamlet.



DESCRIPTION

A beautiful home which has been extremely well maintained by the current owners. The generous and flexible accommodation includes a large covered entrance porch area giving access via a double glazed front door.

Hallway. Having doors off to the main rooms, a tiled floor leading into bamboo flooring, triple radiator (heated by the wood burner in the lounge), loft access, two built in cupboards and another single radiator.

Lounge. Timber flooring, fireplace with large wood burner



inset, double glazed window, opening to the dining kitchen and double doors to...

Conservatory. A stunning and very generous space which overlooks the garden and gives access to the patio.

Kitchen/ Dining room. A slate tiled floor with under floor heating, a range of built in modern units and a large island unit including fitted appliances such as the down draft extractor, Siemens induction hob, single oven + combi micro/oven/grill plus warming drawer, along with plenty of drawer units under granite worktops. There is also an integrated dishwasher and space for a fridge/freezer. This room further benefits from a large double glazed picture window with views, a double glazed window and sky lights bringing lots of light in.

Bedroom 1. Dual aspect double glazed windows, built in wardrobes, bamboo flooring, radiator and door to...

En-suite Shower room. Double glazed window, bamboo flooring, electric fan heater, wc, and wash basin, inset vanity unit and a large shower cubicle with mains shower over.

Bedroom 2. Dual aspect double glazed windows and radiator.

Bedroom 3. Double glazed window, radiator and fitted wardrobe.

Bedroom 4. Double glazed window and radiator.

Bedroom 5. Double glazed window, built in cupboard and radiator.

Family bathroom. Double glazed window, underfloor heating, a double end bath, wc and vanity unit, inset vanity unit and a built in wet room style shower cubicle with mains shower.

Double garage. Fitted with shelving, work bench with sink as well as plumbing for washing machine, light, power and door leading into the hall area of the property.

OUTSIDE

A real feature of this lovely home is its outside space. There is a gated gravelled parking area in front of the substantial double garage. A path leads to the large covered porch and on to the rear where an impressive patio with low curved walls provides a seating and entertaining area. To the side is a timber workshop with benches, light and Power.

The grounds extending to 0.5 acres run west with lawns which include various mature spruce trees, there is a five bar gate from the lane giving access, a raised vegetable area and mature hedges. This area also affords rural views of the countryside beyond.



SITUATION

The hamlet lies between the market towns of Honiton and Cullompton, on the western edge of the Blackdown Hills which is a designated Area of Outstanding Natural Beauty. Kerswell is set between the popular villages of Broadhembury and Kentisbeare, both with primary schools, village shops and public houses. The property is within the renowned Uffculme School catchment area. There is good access to the A373, which provides fast access to Junction 28 of the M5 at Cullompton.

DIRECTIONS

From Honiton take the A373 towards Cullompton. As you come into Dulford, turn to the north signposted to Kerswell. After going around the right hand bend, the access is on your left beside the Kerswell sign, the property is the first on the left.

SERVICES & OUTGOINGS

Mains drainage and water, mains electricity. Combination - Oil boiler, solar water panels and wood burning stove for central heating. PV panels with approx £600 pa FIT.

East Devon Council - Tax Band E.



Viewing

Strictly by appointment with the agents.

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GREENSLADE TAYLOR HUNT

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ROSEBANK

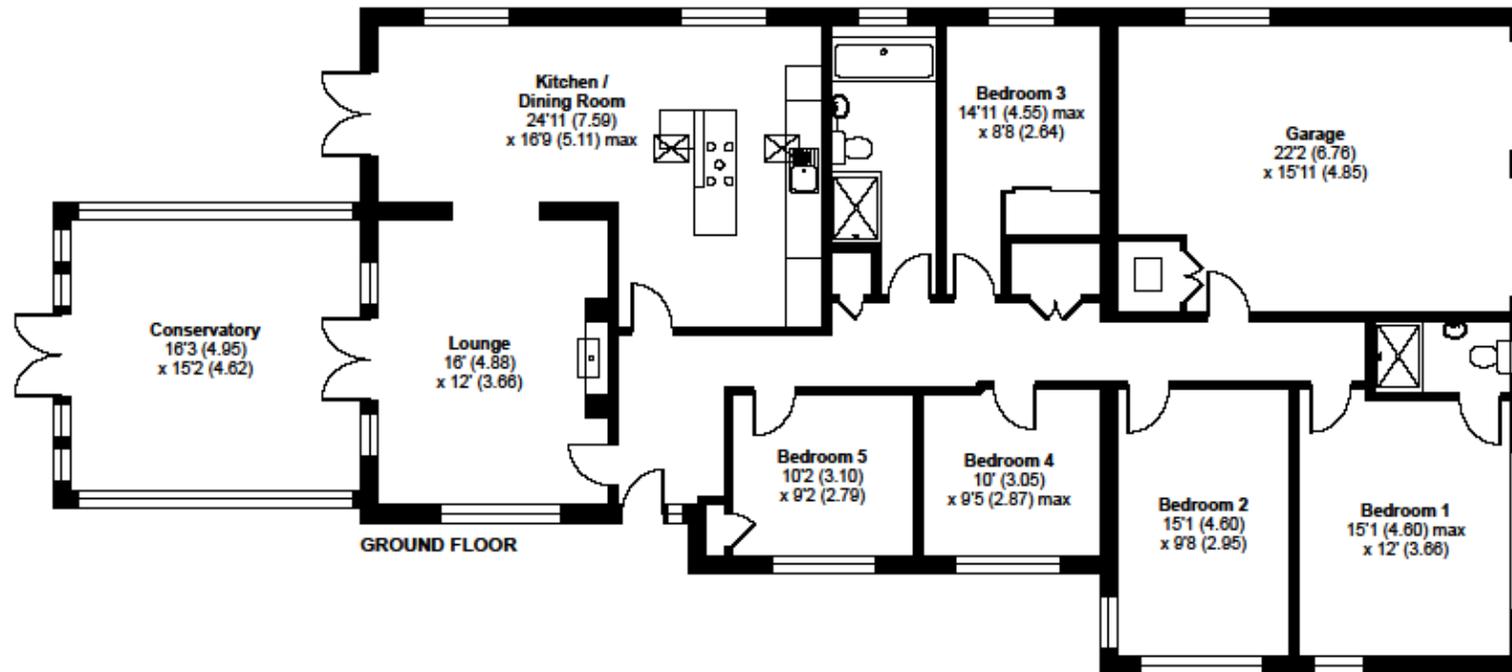


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Approximate Area = 2229 sq ft / 229 sq m (includes garage)

For identification only - Not to scale

Not to be relied upon



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © **Ordnance Survey** 2022. Produced for Greenslade Taylor Hunt. REF: 805712

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	95	100
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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