



naomi j ryan  
estate agents



Cottage



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Allocated



N/A



Council Tax Band: B

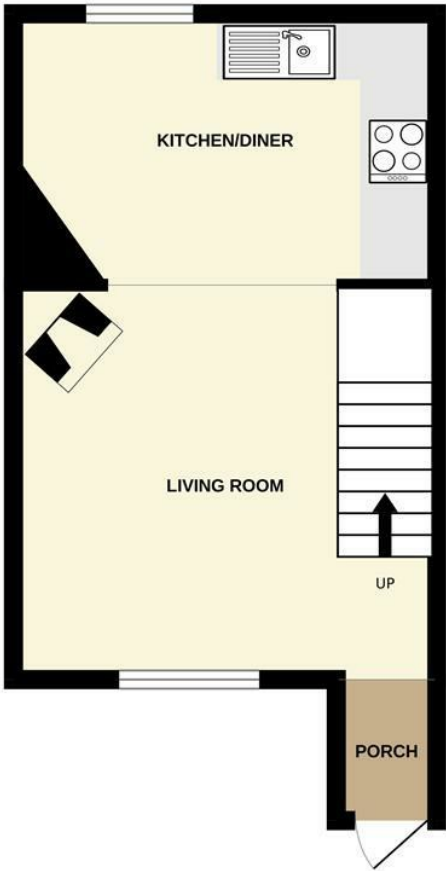
£950



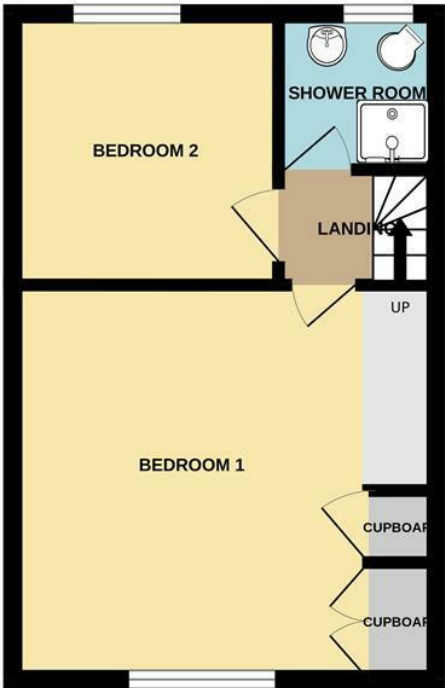
, Kennford, EX6 7TG

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY

We are delighted to offer for Let this spacious two bedroom cottage in the popular Village of Kennford.

The property is very well presented throughout and in brief comprises; entrance porch leading to the open plan living area with full sized log burner and kitchen diner with appliances.

Upstairs there is one double bedroom, a single bedroom and shower room.

Outside to the front is a small patio area which could allow for a bistro table and chairs. There is also allocated parking for 1 car to the end of the cottages.

Please note, there is no rear garden at this property.

We are unable to consider pets.

Would suit a professional person or couple.

Available from Mid-January 2026.

EPC Rating C.

Holding Deposit £219.



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