

Feature property – 17th March 2009

Charming character cottage with woodland and paddock

- For sale by public auction by The Property Auction Group
Thursday 23rd April, 2:00pm, Novotel, Marsh Mills, Plymouth



Guide price – In excess of
£200,000

Open house viewings:
Mon 30th Mar 2pm-4pm
Wed 1st Apr 10am-12pm
Sat 4th Apr 10am-12pm

Partridge Estate Agents, **team** agent in Exminster, is pleased to bring to auction this charming period cottage with adjoining woodland and paddock of around two acres, in a delightful rural setting just outside the quaint Devonshire town of Chudleigh.

Kerswell Cottage was once two properties. It was extended in the 1950's and offers significant scope for further expansion and development. In need of some modernisation, the cottage has four good sized bedrooms upstairs along with bathroom and separate WC. Downstairs is an entrance lobby, kitchen/ breakfast room, separate dining room and lounge.

With a useful workshop/ storage room outside as well as large, well-stocked gardens including a greenhouse and extensive woodland and paddock offering the potential for livestock or extended gardens, Kerswell Cottage offers a rare opportunity to create a family home of charm and character with ample outdoor space.

The property will be offered for sale by auction (unless sold prior) by The Property Auction Group on 23rd April 2009, at a guide price in excess of **£200,000**. Open house viewings will be held on Monday 30th March 2pm-4pm, Wednesday 1st April 10am-12noon and Saturday 4th April 10am-12noon.

For further information, contact Partridge Estate Agents, **team** agent in Exminster on 01392 833888 or visit www.teamprop.co.uk to view details.