



SOUTHGATE

ESTATES

Baybush Cottage, Pye Corner,  
Kennford, Devon, EX6 7TD  
*£1,200 per calendar month*



## Terraced Cottage, Character Features, 2 Double Bedrooms, Good-Sized Garden, Available Immediately, Village Location

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A charming grade II listed cottage set in the idyllic village of Kennford. The property is complemented by an abundance of characterful features and includes an open-plan living space, two double bedrooms and a bathroom. To the rear is an enclosed garden with a courtyard area for seating and a path leading to a generous area of lawn.

The village benefits from a range of nearby amenities including a primary school, a Post Office/local shop and a pub, plus the area has the advantage of local bus routes. In addition, Exeter is just under 6 miles away and boasts a range of shops and entertainment facilities, along with the popular quayside. As well as a fantastic local heritage city, Baybush sits within easy reach of Devon's beautiful South coast and Dartmoor offering a range of stunning beaches and adventures for nature lovers.

- Council Tax Band C
- No Pets
- No Smokers
- Minimum 6 Month Let
- Subject to Referencing and Affordability Checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

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Open-Plan Living Space 18' 4" x 13' 10" (5.60m x 4.22m) plus fireplace  
The front door opens to a sizeable open-plan living space which features a characterful inglenook fireplace, exposed beams and a night storage heater. The kitchen area is fitted with laminate flooring and contains a range of wall and base units with solid wood worktops and a 1.5 bowl ceramic sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob, a fridge, and space is provided for a washing machine. There is also space for a dining table and chairs, windows to the front and rear aspects, a door to the garden and a door to the stairs.

Stairs & Landing Stairs rise to the first floor landing which includes a window to the front aspect, exposed beams, a hatch to the loft and doors to the two bedrooms and the bathroom.

Bedroom 1 11' 0" x 8' 11" (3.35m x 2.71m) plus storage A double bedroom boasting a built-in storage cupboard, exposed beams and a window to the front aspect.

Bathroom 5' 9" x 5' 1" (1.74m x 1.56m) Comprising a wall-mounted wash basin with a tiled splashback, a low-level WC and a bath with a tiled surround and a Mira shower over. There is also a window to the rear aspect with a pleasant outlook and exposed beams.

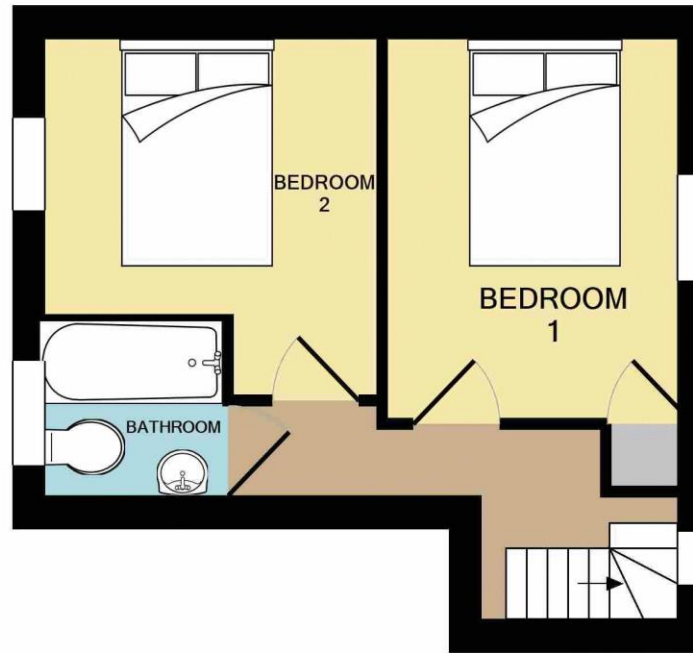
Bedroom 2 10' 1" x 8' 2" extending to 10' 4" at doorway (3.08m x 2.49m) A further double bedroom also complemented by exposed beams and a window to the rear aspect with a pleasant outlook.

Garden A door opens to the rear garden which enjoys a handy courtyard area for seating or al-fresco dining with a pathway leading to the main section of garden which is well-proportioned and mainly laid to lawn. The whole garden is enclosed and features a range of established plants and shrubs to the sides, providing a pleasant space for relaxation.

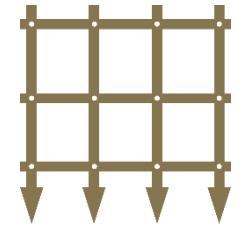




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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