

**Property reference number: - 2203-1598 (Bradninch, nr Exeter)**

Home to someone who is looking to house-swap, preferably not in term time.

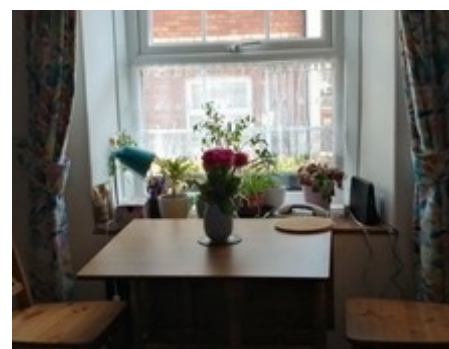
### KEY INFORMATION...

Bedrooms available:-	Bedroom 1:- Double, bedroom 2:- a small double bed/settee & there is also a futon sofa bed in the lounge. (Max:- 4 people)
Children welcome?-	Children welcome, but there are no facilities for young ones... cot etc.
Pets that live here:-	A cat that will need feeding please!
re-dogs	They could not consider a dog staying.
<b>*N.B.*</b>	This is an unsuitable choice for those with poor mobility (see below)



Bradninch is a close knit friendly community in the Devon hills. It's 3 miles from J28 off the M5 through Cullompton which has a Tesco, Aldi, butchers and amazing wool shop, & Exeter is 10 miles to the south. This 2-300 year old terraced house is a traditional cob cottage with wood burning stove, close to the heart of the community. From the front door there are many walks with great views, some on footpaths & others on roads, with a lovely café at the Antique Village of Hele just over a miles' walk. There are a range of wonderful coastal towns including Exmouth, Budleigh Salterton, Sidmouth, Beer, all approx 40 mins drive. Both Exmoor & Dartmoor are within an hour's drive.

The house is a great base either for someone wanting a quiet holiday enjoying the garden and local walks, or for those wanting a base to explore the



wider Devon/Somerset area with all its many tourist attractions, interesting towns & villages and beautiful countryside. The nearest shop and eating places are within 10 minutes walk from the house, and there is a bus stop for a twice hourly service to Exeter and Cullompton.

\*\*There are a lot of steps both within the house and in the garden, & the washing machine is in the old wash house outside. Bradninch is also on a hill, and there are very few flat walks locally. As such the house is unsuitable for those with mobility issues.

House swappers are welcome to enjoy the good selection of books, jigsaws and games in the lounge, and a small TV with Freeview only. The long back garden is steeply terraced with a bench at the top offering lovely views over the hills, and a patio near the house with garden table and chairs. A shrub area is created at the top, and there are several levels to the garden which is lovely to enjoy in the summer months. If staying during a dry spell, house-swappers are asked to do some watering please, especially the vegetables. The patio near the bottom is a sun trap with garden furniture and a wonderful place to relax with a good book or eating 'al fresco' perhaps.

St Disens has a range of services from a contemporary all age service, joint service with the Baptist church as well as traditional services. <http://stdisens.org.uk/> St Andrews in Cullompton is larger and there are a large range of churches in Exeter including a thriving Elim Fellowship.

Sport and Leisure	Bradninch has tennis courts, bowls, cricket and football clubs. There is a leisure centre in Cullompton and swimming pools in Exeter and Tiverton.
children's play area	children's play area 10 minutes walk away

Local places of interest

OS maps and local walk maps will be available; .Killerton and Knightshayes NT properties close by; Coldharbour Mill in Uffculme is an interesting place to visit.; Knightshayes near Tiverton has an amazing kitchen garden & views. There are lots of lovely coastal walks, a favourite being Beer to Branscombe. Bradninch has its own folk and acoustic clubs which welcome visitors.



<https://www.visitmiddevon.co.uk/visit-mid-devon-listings/bradninch/>

<https://www.komoot.com/guide/753245/attractions-around-bradninch>

