

Property reference number: - 2303-1685 (nr EXETER)

Home to a family with 2 children in the 5-12 age group,
looking to house swap in the school holidays.

KEY INFORMATION...

Bedrooms available:-	2 double bedrooms; 2 single bedrooms; and other rooms that could be used as bedrooms if needed, plus two additional mattresses which are available. (Max:- 6/8 people)
Children welcome?-	Yes all ages welcome
Pets that live here:-	8 chickens which will need to be fed and watered please, and they will reward with fresh eggs everyday!
re-dogs	They would consider a dog in their home.

This interesting 1890 semi-detached house is situated in the village of Bradninch , 20 mins drive north of Exeter and 10 mins off the M5 at Cullompton.

It's a large rural village with fantastic views across the hills of mid Devon. There is a local shop, couple of pubs, play area, football and cricket field. More shops and amenities in Cullompton. Nearby there are lots of lovely local walks, many from the door and the National Trust Estate of Killerton is less than 10 minutes away. The nearest beach is Exmouth which is 35 minutes away – with many more accessible in under an hour. A great location to holiday!



The house is a great space for a family.

Downstairs

- 2 lounges both with smart TV's and woodburners. One with a piano.
- Art/work room with a large table.
- Kitchen
- Utility room/additional kitchen
- Toilet/ shower room

First Floor

- 2 double bedrooms (one with ensuite shower)
- 2 single bedrooms
- Family bathroom

Top Floor

- Lounge with smart TV

The large, enclosed garden is mostly laid to lawn with flower borders and a vegetable patch, and includes a netted trampoline, table football, basketball hoop and

space to play football with a goal. There is garden furniture and a BBQ, and a garage for storage if needed. There is off-road parking.

The family attend St Disen's Church which can be seen from the house and is only 2 minutes away. There is a good mix of traditional and contemporary worship, with around 30 people attending the Sunday service at 10.30am. Once a month is all age.



More info :- <http://stdisens.org.uk/>

<https://www.visitsouthdevon.co.uk/places/cullompton-p237903>

Sport and Leisure	Skate parks: Cullompton, Pinhoe, Exeter, Tiverton; Leisure Centre with gym/sports hall – Cullompton; Swimming pools – Exeter & Tiverton Climbing wall – Exeter Park run - Killerton
children's play area	A nearby play area with swings, climbing frames, zip line, football goal, basketball hoop and table tennis table.
Recommended local places of interest and entertainment	Killerton – National Trust. Lovely walks <ul style="list-style-type: none"> - Bear Trail – muddy assault course for families - Bear town – early years play centre - Exmouth – nearest Sandy Beach, lovely for beach days (15 miles/35 mins) - Budleigh Salterton – lovely rocky beach, great for paddleboards and swimming and lovely walks - Bickleigh – lovely mill with café and walks along the river Exe - Antiques Centre in Hele – lovely café - Exeter has shopping, cinemas, swimming pools, Exeter underground passages - Bike trail from Exeter out to Topsham Dartmoor within an easy drive

<https://www.dayoutwiththekids.co.uk/things-to-do/south-west/devon/bradninch>



www.komoot.com/guide/753245/attractions-around-bradninch



