THE RURAL PROPERTY SPECIALISTS

acorus

THORNE CROSS FARM BUNGALOW

CHERITON BISHOP, Nr EXETER, DEVON, EX6 6HA.

A three bedroom detached bungalow with garden and parking/turning area set in large surrounding gardens which back onto open fields.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION
(Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

Guide Price: £318,000

REF: C341

These particulars give only a general outline and your attention is drawn to the important notice printed within them.

RICS Regulated by RICS

Planning.
Design.
Property.

0345 340 5215
www.acorus.co.uk

INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description of the property for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is situated approximately 10 miles from the traditional market town of Okehampton which provides a range of amenities such as a selection of independent shops and a museum.

The county town of Exeter is approximately 13 miles from the site with a greater selection of shopping and leisure facilities. Although rural, links to the wider south west are easily assessable with the A30 leading to the M5 motorway approximately 13 miles to the east.

Overall the property is set in a fine rural and quiet location and enjoys views over open fields.

DESCRIPTION

A three bedroom detached bungalow with garden and parking/turning area set in large surrounding gardens which back onto open fields.

The property provides spacious living accommodation and benefits from double glazing throughout.

The accommodation comprises the following:-

Entrance Hall

Double glazed door to hall with airing cupboard with shelves and radiator.

Doors to;

Kitchen 5.31m x 3.11m

Dual aspect to front and side, radiator, T.V and satellite point, range of wall and base units with work surface over and tiled surrounds. Built in oven with ceramic hob over and extractor above. Space for dishwasher, stainless sink with drainer and mixer taps and space for table and chairs. Space for fridge/freezer. Recessed lighting. Radiator.

Utility Room

Oil fired boiler, plumbing for washing machine, tiled floor, and window to side, double glazed door to outside.

Bedroom 3 3.09m x 2.69m

Window to front. Built in cupboard. Radiator.

Sitting Room 6.07m x 4.51m

A lovely light double aspect room with window to side, and sliding patio doors overlooking the garden and fields and hills beyond. Recessed lighting, pendant light and wall lights, two radiators, satellite and TV point, phone points, wood burner set in brick fireplace.

Bedroom 2 3.31m x 2.92m

Radiator, built in cupboard with hanging space and shelf above. Window to rear.

Bathroom

Fully tiled walls. Tiled floor with underfloor heating. Suite comprising bath with tiled panel, central taps, and shower over with shower screen, low level WC with concealed flush, wash hand basin set in vanity unit, window to side.

Bedroom 1 3.14m x 4.21m

Radiator, window to side, built in wardrobe.

OUTSIDE

The property is approached off a rural lane and parking is to the front. Gravelled approach to the front door and utility room door. The garden is mainly laid to lawn and surrounds the property with fields to two sides and hedge to the other.

AGRICULTURAL OCCUPANCY CONDITION

This Property has an agricultural occupancy condition imposed by Mid Devon District Council. On the original grant of outline planning permission in 1986 we understand that the wording of the condition states:-

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act, 1971 (including any dependants of such persons residing with him or her) or a widow or widower of such a person.'

Uplift Clause

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

LOCAL AUTHORITY

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.
Tel: 01884 255255

Council Tax band D

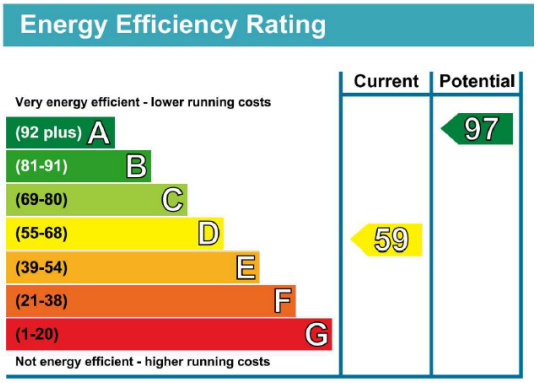
SERVICES (not tested)

There is mains electricity and water supply and a private septic tank. Oil fired central heating.

VIEWING

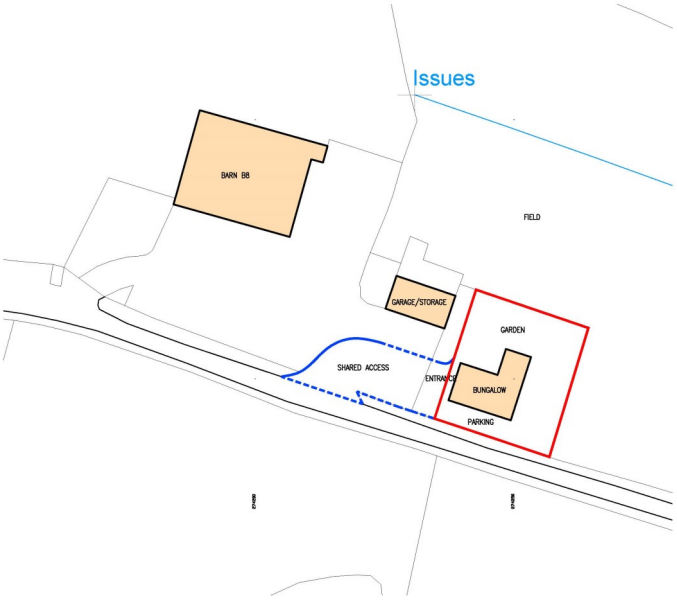
Strictly by appointment with the selling agent Acorus.

ENERGY PERFORMANCE—Energy Performance Rating D



RICS
Regulated by RICS

acorus
0345 340 5215
www.acorus.co.uk



Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

IMPORTANT NOTICE

© COPYRIGHT LICENCE 100039456

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at The Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk; IP33 3AA. Registration number 04514547.

MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.