

Church Street, Kenton, EX6 8NA



A charming three double bedroom character cottage situated in the heart of Kenton with views over the village church. FREEHOLD, COUNCIL TAX BAND - C, EPC - E.

Offers in excess of £275,000

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SITUATION

Kenton is situated to the south of the university and cathedral city of Exeter, close to the river Exe estuary and possessing a good range of local amenities including a church, school, restaurant, as well as Powderham Castle (home to the 18th Earl & Countess of Devon). There are many excellent walks in the vicinity including the nearby Haldon Hills and further to the west is the Dartmoor National Park, renowned for its spectacular scenery. Easily accessible to the south are the delightful beaches and estuaries of the south Devon coast. There is quick access from Kenton, via the A379, to Exeter and the M5 motorway. At Exeter are railway stations with mainline connections to London Waterloo and Paddington and Exeter International Airport.

FRONT DOOR TO:

ENTRANCE HALL

Having a dog legged staircase off to the first floor landing. Understairs storage cupboard. Double panelled radiator. Multi paned glazed door opening to:-

LOUNGE/DINING ROOM

5.43m x 4.27m narrowing to 2.81m (17'10" x 14'0" narrowing to 9'3")

An L shaped room with two double panelled radiators. Double glazed Bi Fold door overlooking the rear courtyard garden. Coved ceiling with wall light points. Door to:

KITCHEN

3.99m x 2.49m (13'1" x 8'2")

Cottage style fitted wall and base units with roll edge work surfaces. Space for a range style cooker. One and a quarter bowl single drainer sink unit with mixer tap over. Plumbing for automatic washing machine, space for a dishwasher. Double glazed door and window to the side. Tiled flooring. Pantry area.

FIRST FLOOR LANDING

Stairs to second floor. Doors to bathroom and bedrooms. Double panelled radiator. Double glazed window to the front.

BATHROOM

Suite comprising Low level WC. Wash hand basin with storage below. Panelled bath. Corner shower enclosure. Radiator. Double glazed window to the rear.

BEDROOM 2

4.00m x 2.50m (13'1" x 8'2")

Radiator. Double glazed windows to the rear. Currently used as a second sitting room.

BEDROOM 3

3.40m x 2.50m (11'2" x 8'2")

Radiator. Fitted wardrobes. Double glazed windows to the front with views over the church.





SECOND FLOOR LANDING/STUDY AREA

3.78m MAX x 2.77m MAX (12'5" MAX x 9'1" MAX)

Eaves access. Cupboard with boiler for hot water and central heating system. Loft access. uPVC double glazed window to the rear. Door to:

BEDROOM 1

3.61m x 3.57m (11'10" x 11'9")

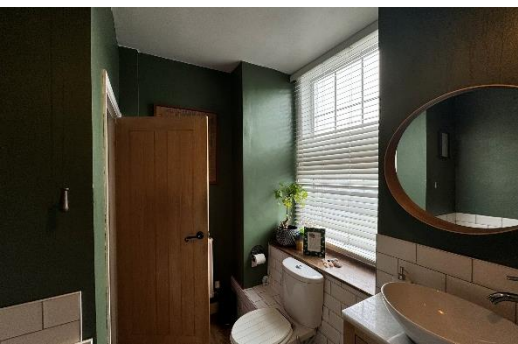
Pitched apex ceiling. Radiator. Double glazed dormer window to the front. Skylight window to the rear. Fitted wardrobes to one wall.

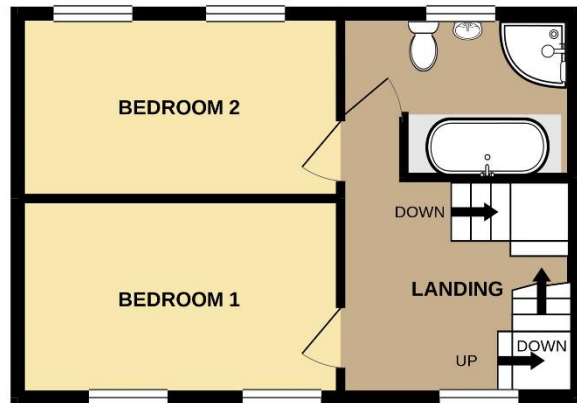
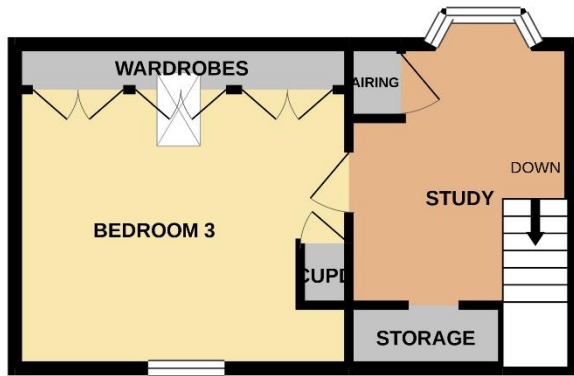
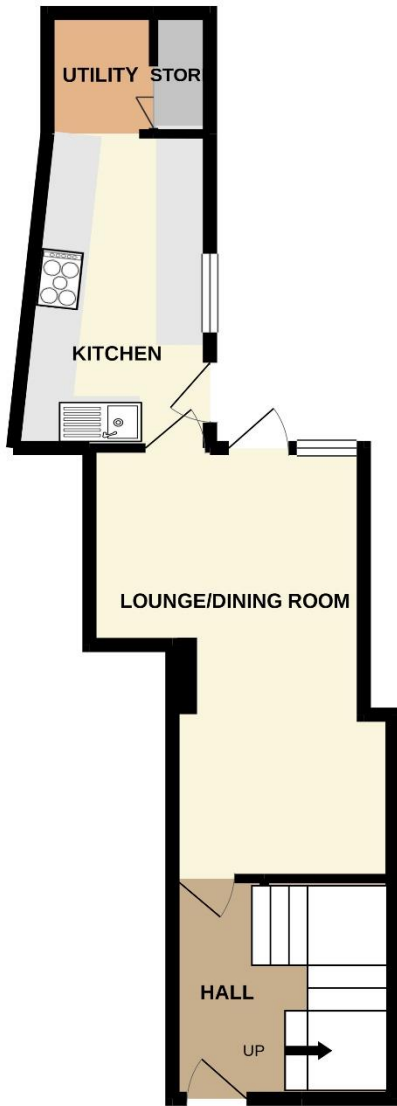
OUTSIDE

To the rear of the property is an enclosed paved courtyard garden with flowers and shrubs bordering and a communal pathway at the end giving access to the neighbouring property.

AGENTS NOTE

Prospective purchasers are advised that the property is in part subject to a flying freehold over the neighbouring hair salon.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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