

Mamhead Road, **Kenton**, EX6 8LZ

Superbly presented individual property set in a small development in the heart of a popular village. Charming accommodation with beams, log burner and under floor heating. Dining Hall, Sitting Room, Kitchen, Cloakroom, 3 Bedrooms, En Suite Shower Room, Bathroom. Small area of garden. Garage. Tenure: Freehold. Council Tax Band: D EPC: E

£295,000

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## Location

Kenton is a popular village with an active community. It is well-known as the location for Powderham Castle with its deer, walks through its grounds and farm shop with post office. Other facilities include renowned restaurant, village hall, church and primary school. A regular bus service runs to both Exeter and Dawlish. There is a cycle path along the estuary to Exeter's Quay via numerous pubs, with beaches at Dawlish and Teignmouth only a few miles away. Nearby Starcross has a branch line railway station which links to Exeter St Davids and London plus Newton Abbot and Plymouth to the south. Ford Farm Court is situated on the edge of the village adjoining open countryside yet is just a few yards from the village centre.

## The Property

Ford Farm Court is a small, select development of properties which were formerly outbuildings and barns connected to Ford Farm on the Powderham Estate. The property offers well presented accommodation with feature beams, wood flooring and under floor heating on the ground floor. Entry is into the spacious dining hall which connects to the kitchen and sitting room. The kitchen is fitted with a comprehensive range of modern units and

includes an integrated fridge freezer, electric double oven and induction hob. The sitting room is a delightful room with log burner creating a comfortable and characterful feel with plenty of space for entertaining and cosy for the winter evenings. Off the inner hallway is a cloakroom and stairs to the first floor galleried landing with Velux window allowing light to flood in. On this level are two double bedrooms and a single. The main bedroom has windows to three sides and is fitted with a comprehensive range of Sharps furniture and has an en suite shower room. There is also a bathroom which is fitted with a white suite including a bath with shower over.

## Outside

To the front of the property is a small area of open plan garden

## Parking

The property has the benefit of a single garage in a nearby block with space to park in front.

## Ford Farm Court

Ford Farm Court is a development of 14 individual properties with some communal areas for which there is annual maintenance charge of approximately £300.





## Measurements

### Dining Hall

3.93m x 2.80m (12'11" x 9'2")

### sitting Room

5.10m x 4.20m (16'9" x 13'9")

### Kitchen

3.81m x 3.14m (12'6" x 10'4")

### Bedroom 1

5.10m x 4.21m (16'9" x 13'10") maximum

### En-Suite

2.11m x 1.87m (6'11" x 6'2")

### Bedroom 2

3.77m x 3.08m (12'4" x 10'1")

### Bedroom 3

3.44m x 2.08m (11'3" x 6'10")

### Bathroom

3.77m x 1.96m (12'4" x 6'5") max.

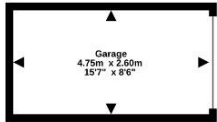
### Garage

4.75m x 2.60m (15'7" x 8'6")

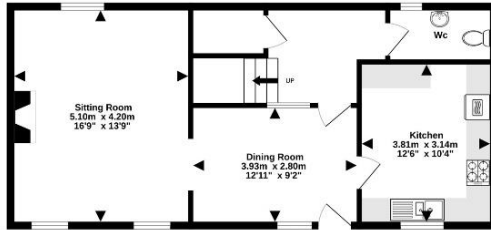




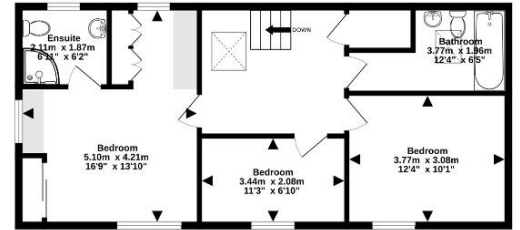
Garage  
12.3 sq.m. (133 sq.ft.) approx.



Ground Floor  
56.8 sq.m. (612 sq.ft.) approx.



1st Floor  
58.2 sq.m. (628 sq.ft.) approx.



**TOTAL FLOOR AREA : 127.4 sq.m. (1371 sq.ft.) approx.**

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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