

Higher Down, **Kenton**, EX6 8NG



Situated in the desirable village of Kenton, in a secluded, peaceful setting but just a short walk from the village centre. This spacious detached bungalow on a corner plot position with wonderful landscaped gardens. The bright, modern accommodation is arranged with 3 bedrooms, sitting room, family room with wood burner, kitchen, garden room, family bathroom, master bedroom en suite. Attached is a double garage with a drive providing ample off street parking. The delightful gardens wrap around the property with areas of lawn, well stocked flower beds and good size paved patio.

FREEHOLD, COUNCIL TAX BAND - F, EPC - C.

£695,000

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FRASER & WHEELER

SITUATION

The property is situated within the popular village of Kenton which is well served by local amenities including village hall, primary school and farm shop in the grounds of nearby Powderham Castle estate. Inland from the village is Haldon Forest, an area of Forestry England woodland with wonderful walking, riding and cycling facilities, with the open moor and river valleys of Dartmoor beyond. There is a cycle path all along the estuary to Exeter's Quay via numerous pubs, with beaches at Dawlish and Teignmouth only a few miles away. Starcross has a branch line railway station which links to Exeter St Davids and London plus Newton Abbot and Plymouth to the south. Kenton lies 7 miles south of Exeter providing excellent sporting and leisure facilities as well as a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining.

FRONT DOOR TO

ENTRANCE HALL

A spacious hall with storage cupboard and doors leading to the principal rooms.

SITTING ROOM

A lovely light room with uPVC double glazed doors leading to the garden and garden room, radiator, coved ceiling glazed double doors leading to the family room and door to:

KITCHEN

A recently fitted quality kitchen by system six with base and eye level units, display cabinets, inset sink with mixer tap, double oven with hob over, fridge and freezer, radiator, uPVC double glazed window to the front and

side and door to the side aspect. Under cabinet lighting and spot lights.

FAMILY ROOM

Feature wood burner with slate hearth, uPVC double glazed window to the side and sliding patio door leading to the garden, radiator and coved ceiling.

GARDEN ROOM

uPVC double glazed windows and door leading to the garden, 2 roof light windows

BEDROOM 1

uPVC double glazed window to the rear, radiator, coved ceiling and fitted mirror fronted wardrobes to one wall. Door to:

EN SUITE SHOWER ROOM

Modern suite comprising walk in shower enclosure, WC, wash hand basin with storage below, uPVC double glazed window to the side, heated towel rail and coved ceiling.

BEDROOM 2

uPVC double glazed window to the front, radiator and coved ceiling.

BEDROOM 3

uPVC double glazed window to the side radiator and coved ceiling.

BATHROOM

Suite comprising bath with shower and glass screen over, WC, wash hand basin with work surface and storage below, uPVC double glazed window to the front and tiled walls.





OUTSIDE

The property is set in just under a quarter of an acre. The beautiful landscaped gardens wrap around the property arranged with south-facing lawns, well-stocked flower beds and shrubs. A delightful patio area on the south side of the property is accessed by the garden room and family room. To the front of the property is a drive providing ample off street parking leading to an attached double garage which has an electric up & over door and a further door to the rear garden. Behind the garage is a vegetable plot with raised beds and space for a greenhouse.



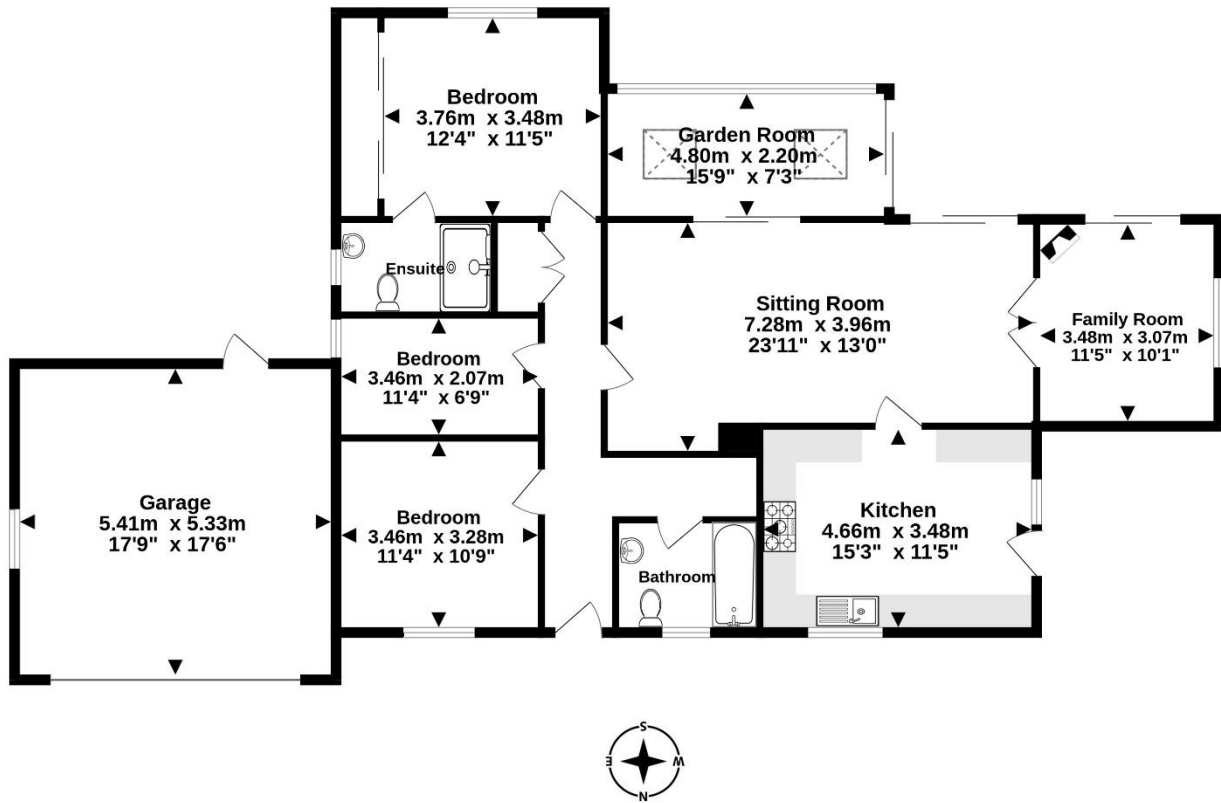
DIRECTIONS

From Exeter head south on the A379 on the Dawlish Road passing the village of Exminster down into Kinton. On reaching the village turn right onto High Street then right into Higher Down where the property is located on the left. Use 'What 3 Words' (racks.relieves.moved) for property location.



Ground Floor

147.5 sq.m. (1588 sq.ft.) approx.



TOTAL FLOOR AREA : 147.5 sq.m. (1588 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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