



East of **EXE**
ESTATE AGENTS

Kennerley Avenue
Whipton, Exeter OIEO £350,000

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This is a beautiful 1930's three bed semi detached property built by the renowned builders Wakeham & Tucker and filled with the character and finesse of their style and of this era. This 3 bedroom house offers well configured accommodation comprising sitting room, kitchen, dining room, and on the first floor two double bedrooms a good size single and family bathroom. To the rear is a secluded garden with a garden shed and to the side a single garage. The property is just a short level walk to the shops and transport links of Whipton, and easy access to Polsloe Bridge Train Station.

Three Bedrooms | Semi-Detached

| Beautiful Lounge | Large Kitchen

| Dining Room | Family Bathroom | Garage

| Rear Garden

Location

Kennerley Avenue is a wide quiet street in the heart of Whipton and is characterised by a variety of styles of 1930's properties. The property is a short level walk to the amenities of Whipton and to a good transport links.

Approach

To the front the low walled garden has been well planted and a path leads up to the front door, to the side is vehicular access to the rear garage and gated access to the garden.

Entrance Hall

A small lobby under the extended gable leads into the entrance hallway. Inside, the stairs to the first floor landing are sided by a beautifully stained glass window and noticeably we have a full compliment of the classic 4 panel wooden doors of the 30's era opening into the down stair living accommodation.

Lounge 4.00m by 3.69m

The lounge is a beautiful room, not only sizable but has an elegant bow window extending out to the front. A gas fire has been set into a black hearth with wooden mantel surround giving the room a lovely focal point.



Dining Room 4.00m by 3.38m

At the rear is the dining room with cupboards and shelving built into the chimney recesses and coving above. The room overlooks the rear garden with sliding patio doors that extend out onto the seating area beyond.

Kitchen 2.32m by 5.32m

An extended galley kitchen has been fitted with ample wall and base units with space for white goods and oven. Granite effect roll top worktop sit over with stainless steel basin and drainer inset and matching wall tiles. To the rear a UPVC door leads out to the rear garden and patio area.

First Floor Landing

The landing is of good proportion, with an airing cupboard above the hot water tank and access to the loft via a wooden hatch. This layout often lends its self to a loft extension with the ease in which to locate the staircase.

Family Bathroom

To the top of the stairs the family bathroom has been tastefully finished. The W.C and basin have been fitted into a vanity unit and to the side is a bath with shower over. The room has been tiled throughout with floor tiles and decorative border to match. Two small rectangular windows again are an elegant element of the design.

Bedroom Two 2.92m by 3.42m

A good sized room with plenty of space for a double bed and furniture with ample built-in storage and truly benefits from the views across the rear gardens.

Bedroom One 2.92m by 3.69m

This is a lovely room with plenty of space, ample built-in storage into the chimney recess and enjoying the beauty of the south facing bow window.

Bedroom Three 2.29m by 2.60m

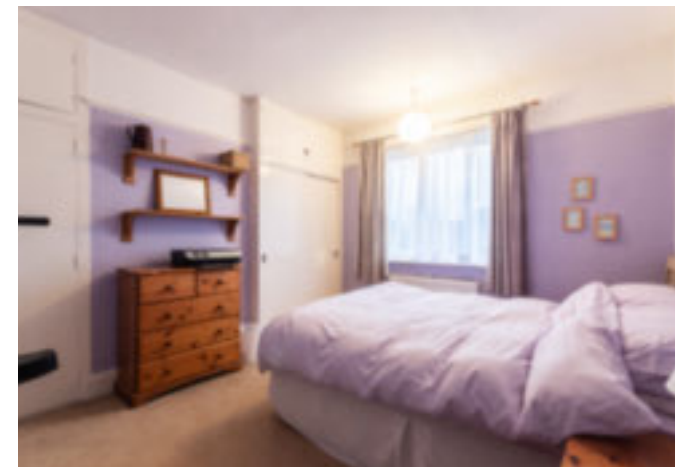
An ample sized room for a third bedroom but this room has a distinctive double aspect corner window.

Rear Garden

The rear garden is quite the tranquil idle, a patio area just beyond the dining room provides a beautiful space for table and chairs with an apple tree, mature shrubs and bushes siding a winding path to the rear of the garden and to the garden shed and rotary clothes line.

Outbuildings

Accessed down the side of the property is a single garage with up/over door and fitted with power, whist to the rear of the garden is a small garden shed.





EAST DEVON OFFICE
Tel: 01392 877240
61 Fore Street Topsham
Exeter EX3 0HL

EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustrative purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.