



Pretty two double bedroom cottage, situated in central location close to all amenities within the highly sought after village of Kennford. This attractive property features; spacious living/dining room with woodburning stove, further spacious kitchen/breakfast room, two good sized double bedrooms and bathroom. At the rear of the property is a lovely fully enclosed courtyard garden with timber decked patio leading down to a paved garden area. The property will be Chain Free.

York Cottages
Kennford £280,000

West of 

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Pretty village cottage | Two double bedrooms | Spacious living/dining room | Wood burning stove and lovely window seat | Further spacious kitchen/breakfast room | Two good sized double bedrooms | Modern bathroom | Lovely enclosed courtyard garden | Central village location | Chain Free

PROPERTY DETAILS

APPROACH

Part glazed composite front door to entrance lobby.

ENTRANCE LOBBY

Inset mat. Tiled floor. Feature internal windows to side looking into the living/dining room. Coat hanging space. Glass panel door to living/dining room.

LIVING/DINING ROOM

18' 2" x 11' 3" (5.54m x 3.43m) (max) Lovely room with Upvc double glazed window to front aspect with attractive window seat. Feature fireplace with tiled hearth and fitted wood burning stove. TV and telephone points. Double doors to understair storage cupboard. Glass panel door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

15' 3" x 9' 3" (4.65m x 2.82m) (max) Light and spacious room with two Upvc double glazed windows to rear aspect. Modern fitted Shaker style kitchen with range of base, wall and drawer units in cream finish. Worktop with matching upstand and inset stainless steel sink. Space for slot in electric cooker with modern stainless steel cooker hood over. Space for slimline dishwasher and washing machine. Space for freestanding fridge/freezer. Recess spotlights. Upvc full glazed door to garden. Door to stairs and first floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from kitchen/breakfast room to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

12' 3" x 11' 3" (3.73m x 3.43m) (max) Spacious double bedroom with Upvc double glazed window to front aspect. Feature fireplace with ornate Victorian style cast iron inset and grate on slate hearth. High level internal windows with obscure glass to bathroom.

BEDROOM 2

11' 3" x 9' 7" (3.43m x 2.92m) Further spacious double bedroom with Upvc double glazed window to rear aspect with views over the gardens and surrounding countryside beyond.

BATHROOM

8' 1" x 4' 8" (2.46m x 1.42m) Good sized bathroom with modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass folding screen and electric shower over. Chrome ladder style electric radiator. Extractor fan. Sliding door to deep airing cupboard complete with hot water tank and shelving.

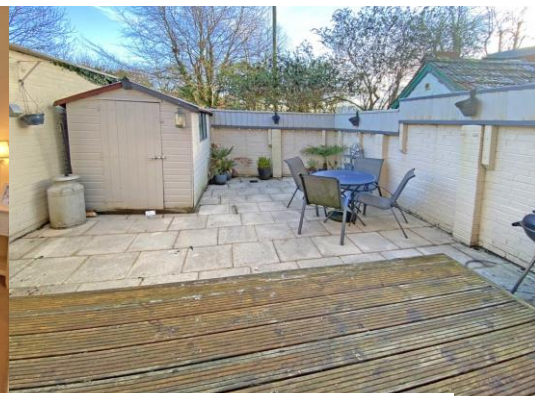
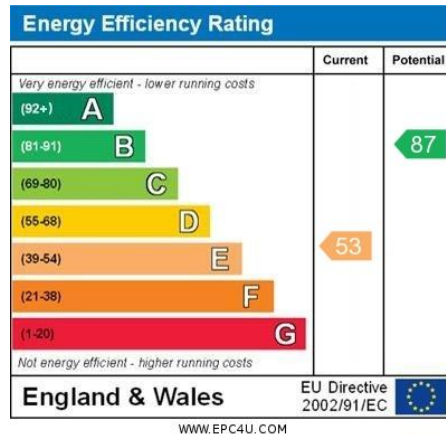
OUTSIDE

REAR GARDEN

Pretty walled courtyard garden with raised timber decking adjoining the rear of the property with two steps down to a paved garden. Fitted garden shed. Cold water tap.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: B - Teignbridge District Council



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967