



West of EXE

## Corona Cottage

Kennford

£425,000

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Attractive three/four bedroom property situated in a central position within the highly sought after village of Kennford, offering good access to Dartmoor, local beaches, city of Exeter and major road network. This lovely property is well presented throughout and offers versatile living with three ground floor reception rooms, modern fitted kitchen, utility room, wet room, three good sized double bedrooms and large bathroom. The property also benefits from a generous sized enclosed rear garden and off-road driveway parking.

Versatile village property | Three first floor bedrooms |  
Three ground floor reception rooms | Modern kitchen |  
Utility room | Ground floor wet room | Large first floor  
bathroom | Enclosed level rear garden | Off road parking

## PROPERTY DETAILS:

### APPROACH

Composite front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Attractive L-shaped entrance hallway with high coved ceiling and quality solid oak flooring. Stairs to first floor. Coat hanging space. Two radiators. Stable style part glazed door to rear garden. Useful understair recess. Doors living room, study/fourth bedroom, dining room and opening to kitchen.

### STUDY/FOURTH BEDROOM

10' 3" x 9' 5" (3.12m x 2.87m) (max into bay) Useful multi-purpose room with large Upvc double glazed bay window to front aspect. High coved ceiling. Matching quality solid oak flooring. Radiator. Recess with fitted shelving.

### LIVING ROOM

15' 7" x 14' 3" (4.75m x 4.34m) (max into bay window) Light and spacious living room with large Upvc double glazed bay window to front aspect. Coved ceiling. Matching quality solid oak flooring. Feature exposed brick fireplace with granite hearth and fitted wood burning stove. TV and telephone points. Wall lighting. Glass panel doors to dining room.

### DINING ROOM

12' 2" x 11' 0" (3.71m x 3.35m) Further spacious room with Upvc double glazed sash style window to rear aspect with outlook over the garden. High coved ceiling. Matching quality solid oak flooring. Radiator. Door to utility. Return door to hallway.

### KITCHEN

10' 7" x 7' 0" (3.23m x 2.13m) Attractive kitchen with two Upvc sash style windows to side aspect. Modern fitted Shaker style kitchen with range of base, wall and drawer units in cream finish. Wood effect worktop with matching upstand and inset composite sink with mixer tap. Fitted Rangemaster electric cooker with glass splash panel and large modern stainless steel and glass cooker hood over. Space and plumbing for slimline dishwasher. Recess spotlights. Concealed worktop lighting.



#### UTILITY ROOM

5' 2" x 4' 2" (1.57m x 1.27m) Upvc double glazed window to side aspect with obscure glass. Space and plumbing for washing machine and dryer above. Tiled floor. Door to downstairs wet room.

#### WET ROOM

7' 6" x 4' 9" (2.29m x 1.45m) Fully tiled room with Travertine tiled floor and underfloor heating. Upvc double glazed window to side aspect with obscure glass. White low level w.c., modern hand wash bowl set on wood plinth and wet room area with large fixed shower head. Victorian style radiator with fitted chrome towel rail. Recess spotlights. Shaver point. Extractor fan.

#### FIRST FLOOR

##### STAIRS/LANDING

Stairs from entrance hallway to light and spacious first floor landing with half landing and Upvc double glazed sash window to rear aspect. High coved ceiling. Hatch to loft space. Doors to bedrooms and bathroom.

##### BEDROOM 1

12' 8" x 11' 1" (3.86m x 3.38m) (max) Spacious double bedroom with Upvc double glazed sash style window to front aspect. Feature fireplace with ornate Victorian style cast iron inset and grate. Stripped wood floors. Radiator.

##### BEDROOM 2

12' 3" x 11' 1" (3.73m x 3.38m) (max) Further spacious double bedroom with Upvc double glazed sash style window to front aspect. Feature fireplace with Victorian style cast iron inset and grate. Radiator. Stripped wood floors.

##### BEDROOM 3

13' 5" x 11' 6" (4.09m x 3.51m) (max to back of wardrobes) Double bedroom with Upvc double glazed sash style window to rear aspect with outlook over the gardens and surrounding countryside beyond. Radiator. Two built-in wardrobes. Feature fireplace with Victorian cast iron inset and grate. Stripped wood floors.

##### BATHROOM

11' 6" x 7' 1" (3.51m x 2.16m) Attractive double aspect bathroom with Upvc double glazed sash window to rear aspect and further Upvc double glazed window to side with stain glass feature. White suite comprising; low level w.c., Victorian style pedestal hand wash basin set in chrome frame and single ended roll-top bath with tiled surround, glass screen with fixed head shower over, plus further antique style mixer tap with shower head attachment. Recess spotlights. Ladder style radiator. Alcove with fitted shelving.

#### OUTSIDE

##### FRONT

Enclosed walled small front garden area laid to gravel. Gravelled driveway to side offering parking for one vehicle. Gate to rear garden.

##### REAR GARDEN

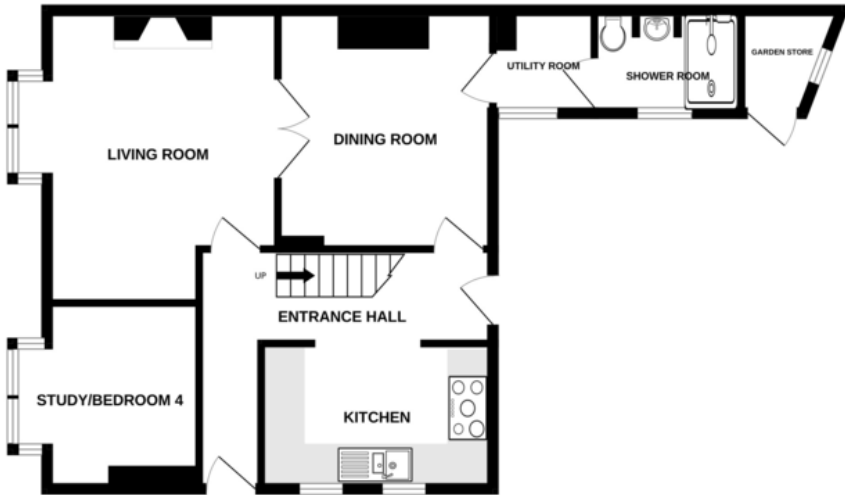
Attractive easy to maintain level rear garden laid to artificial grass with raised timber decked area and raised flower beds. Hardstanding with oil tank and floor standing oil boiler. Door to useful garden store.

#### AGENTS NOTES:

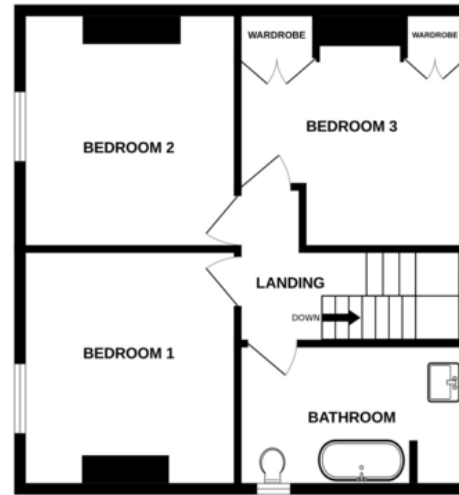
The property is Freehold.  
Council Tax Band: D - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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



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