



West of 

Mia Casa

Kenton

£540,000

Mia Casa

Kenton

£540,000

Beautiful detached four/five bedroom village home in a tucked away location on the edge of this highly sought after village, enjoying extensive views towards the church and surrounding countryside. This spacious and versatile property has ground floor accommodation including; large living/dining room, three double bedrooms, bathroom, kitchen/breakfast room, and conservatory. On the first floor is a master en-suite bedroom, further spacious double bedroom and shower room. The gardens surround the property on all sides, with garage and hardstanding parking for up to three vehicles. The property also benefits from gas central heating and privately owned solar panels. Chain Free.

Quiet tucked away location | Wonderful views over the village and surrounding countryside | Four ground floor reception rooms/bedrooms plus conservatory | Kitchen/Breakfast Room | Ground floor bathroom | Two first floor double bedrooms including master with en-suite | Further shower room | Gardens surround the property | Garage and parking for three vehicles | Chain Free

PROPERTY DETAILS:

APPROACH

Pathway and steps lead down to the front entrance and paths leading round the property to the surrounding gardens. Upvc part glazed front door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with attractive bespoke ash staircase. Panel doors to adjoining rooms. Door to under stair storage cupboard. Door to utility room complete with space and plumbing for washing machine and tumble dryer. Two central heating radiators. Stairs to first floor.

LIVING/DINING ROOM

29' 5" x 14' 2" (8.97m x 4.32m) (max) Attractive and spacious double aspect lounge with windows to side and rear aspects with outlook over the village towards the church. Coved ceiling. Two central heating radiators. Feature stone fireplace and hearth with inset living flame gas fire. TV and telephone sockets. Double french doors to conservatory. (Half of the room has a beautiful parquet flooring which is currently carpeted over).

CONSERVATORY

14' 7" x 8' 0" (4.44m x 2.44m) Double glazed conservatory with windows to side and rear aspect. Sliding patio door to garden. Ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM

30' 5" x 10' 1" (9.27m x 3.07m) (max) Light and spacious room with two Upvc double glazed windows to front aspect. Coved ceiling with recess spotlighting. Modern fitted kitchen in attractive wood effect finish with excellent range of base and wall units. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral Bosch double



eye-level cooker and Bosch five burner gas hob with NEFF stainless steel cooker hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Ceramic tiled flooring. Central heating radiator.

BEDROOM 3

14' 0" x 11' 5" (4.27m x 3.48m) Light and spacious room with Upvc double glazed window to side aspect with outlook over the gardens. Central heating radiator

BEDROOM 4

12' 7" x 10' 11" (3.84m x 3.33m) Further spacious room with Upvc double glazed window to rear aspect with views over the village towards the church. Central heating radiator. Fitted bedroom furniture including; wardrobes, drawers and shelving units.

BEDROOM 5/STUDY

11' 7" x 7' 5" (3.53m x 2.26m) Upvc double glazed window to side aspect with outlook over the gardens. Central heating radiator. Telephone socket.

BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m) Upvc double glazed window to front aspect. Modern luxury refitted bathroom with white suite comprising; low level w.c., hand wash basin set in light wood vanity unit with drawers and cupboards and bath with tiled surround, mixer shower and glass shower door over. Chrome ladder style central heating radiator. Ceramic tiled flooring. Recess spotlighting. Extractor fan.

FIRST FLOOR

BEDROOM 1

16' 7" x 12' 9" (5.05m x 3.89m) (max with some reduced ceiling height) Upvc double glazed window to rear aspect with panoramic views over the village towards the church and surrounding countryside. Further double glazed velux window with integral blinds. Range of quality bespoke fitted bedroom furniture. Door to eaves storage. Two central heating radiators. Door to en-suite bathroom.

ENSUITE BATHROOM

11' 3" x 9' 9" (3.43m x 2.97m) (max) Attractive modern en-suite with Upvc double glazed window to rear aspect and double glazed Velux window with integral blinds. White suite comprising; bath with tiled surround, low level w.c. and hand wash basin set in light wood vanity unit with storage cupboards below. Chrome ladder style central heating radiator. Further central heating radiator. Ceramic tiled floor. Door to linen cupboard.

BEDROOM 2

14' 0" x 11' 5" (4.27m x 3.48m) (with some reduced ceiling height) Further double bedroom with Upvc double glazed window to side aspect with far reaching views. Velux window with integral blind. Central heating radiator.

SHOWER ROOM

8' 8" x 6' 5" (2.64m x 1.96m) (plus recess and some reduced ceiling height) Upvc double glazed window to rear aspect. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit and shower enclosure complete with mixer shower and glass shower door. Chrome ladder style central heating radiator. Recess lighting.

OUTSIDE

PARKING & GARAGE

Hardstanding parking area with parking for two/three vehicles. Further driveway with parking for one vehicle leading to single detached garage

GARDENS

A real feature of the property is the gardens that surround the property including lawned areas edged with borders stocked with mature plants and shrubs, paved patio and vegetable garden, plus a variety of fruit trees.

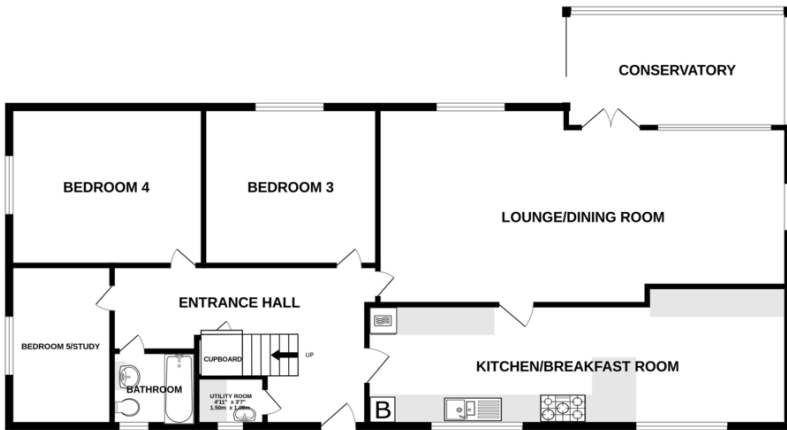
AGENTS NOTES

The property is Freehold.

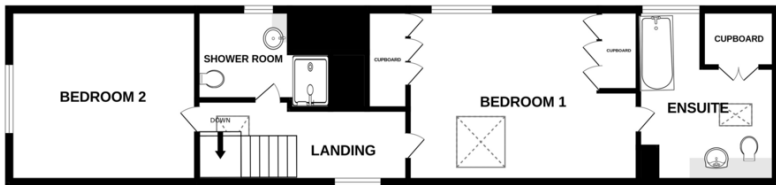
Council Tax Band: E - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with MetroPix ©2023

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



EXETER OFFICE
 18 Southernhay West Exeter EX1 1PJ
 Tel: 01392 833999
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

EAST DEVON OFFICE
 61 Fore Street Topsham Exeter EX3 0HL
 Tel: 01392 345070
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

WEST OF EXE OFFICE
 Main Road Exminster EX6 8DB
 Tel: 01392 833999
 enquiries@westofexe.co.uk
 www.westofexe.co.uk