



Beautifully presented character three bedroom mid terrace cottage situated in the highly popular and picturesque village of Kennford, on the outskirts of Exeter and offering easy access to the city centre, coastal resorts and Dartmoor. This deceptively spacious property features; an attractive living room with exposed timbers and large open fireplace with fitted wood burning stove, good size kitchen/dining room with modern fitted kitchen and underfloor heating, utility and a cloakroom. On the first floor are three bedrooms and a modern shower room which also has underfloor heating. Outside is a lovely enclosed rear garden enjoying a southerly aspect. The property will be sold Chain Free.

Rose Cottages
Kennford £315,000

West of 

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Pretty village cottage | Three bedrooms | Spacious characterful living room with large fireplace and fitted wood burning stove | Further spacious kitchen/dining room | Modern fitted kitchen | Utility room and cloakroom | Modern shower room | Underfloor heating in kitchen/dining room and shower room | Lovely enclosed southerly facing rear garden | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed composite front door to an enclosed entrance porch.

ENTRANCE PORCH

Small entrance porch with Upvc double glazed windows to front and side aspects. Glass panel door to living room.

LIVING ROOM

16' 0" x 12' 1" (4.88m x 3.68m) (max) Spacious characterful room with Upvc double glazed window to front aspect. Exposed timbers and large open fireplace with slate hearth and fitted wood burning stove. Wall mounted modern programmable electric radiators. Wall lighting, TV and telephone points. Feature arched alcoves. Glass panel door to kitchen/dining room.

KITCHEN/DINING ROOM

13' 0" x 12' 5" (3.96m x 3.78m) (max) Further spacious room with Upvc double glazed window to rear aspect with outlook over the garden. Modern fitted kitchen with range of base, wall and drawer units in white finish. Roll-edge worktop with tiled surround and inset composite sink. Integral electric single oven and ceramic hob. Glass panel door to utility room. Open staircase to first floor. Door to small shallow storage cupboard. Tiled floor with underfloor heating. Recess spotlights and wall lighting.

UTILITY ROOM

6' 4" x 4' 2" (1.93m x 1.27m) Useful room with fitted worktop and space and plumbing under for washing machine. Space for freestanding fridge/freezer. Matching tiled floor. Part glazed Upvc door to garden. Sliding Louvre door to cloakroom.

CLOAKROOM

6' 4" x 2' 7" (1.93m x 0.79m) White low level w.c. and corner hand wash basin with electric Triton water heater. Matching tiled floor. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

Stairs from kitchen/dining room to an attractive first floor landing with exposed timbers and archways with doors leading to bedrooms and shower room. Wall lighting. Door to airing cupboard complete with hot water tank and shelving.

BEDROOM 1

12' 9" x 10' 0" (3.89m x 3.05m) Spacious double bedroom with Upvc double glazed window to front aspect with deep window seat and views over the fields opposite. Exposed timbers. Wall lighting. Wall mounted modern electric programmable radiator. Doors to built-in wardrobe with cupboard over. Alcove with fitted shelving.

BEDROOM 2

9' 6" x 7' 4" (2.9m x 2.24m) (plus door recess) Further spacious double bedroom with Upvc double glazed window to front aspect with deep window seat and views over the fields opposite. Exposed timbers. Wall mounted modern electric programmable radiator. Doors to built-in wardrobe with cupboard over. Hatch to loft space. High level internal window with obscure glass. Wall lighting.

BEDROOM 3/STUDY/OFFICE

9' 0" x 6' 1" (2.74m x 1.85m) (max, plus door recess) Upvc double glazed window to rear aspect with outlook over the gardens. Wall lighting. Door to deep overstore storage cupboard.

SHOWER ROOM

7' 4" x 5' 9" (2.24m x 1.75m) (max) Modern shower room with Upvc double glazed window to rear aspect. White suite comprising: low level w.c., pedestal hand wash basin and large tiled walk-in shower enclosure with electric Mira shower over and glass screen. Wall mounted electric fan heater. Alcove with fitted shelving and cupboard under. Electric chrome ladder style radiator. Tiled floor with underfloor heating.

OUTSIDE

FRONT

Pretty front garden enclosed by a low rendered wall with paved path leading to the front door.

REAR GARDEN

Attractive and well tended rear garden with paved area adjoining the rear of the property. Step up leading to further garden laid to artificial grass and a raised border planted with a variety of shrubs. Fitted garden shed. Outside tap. Gate leading to right of way access across adjoining terrace to front access.

AGENTS NOTES:

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



Measurements are approximate. Not to scale. Illustrative purposes only. Made with MetreX 2022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		77
(55-68)		
D		
(39-54)		
E	39	
(21-38)		
F		
(1-20)		
<i>Not energy efficient - higher running costs</i>		
G		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.com		



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