



**East of**   
ESTATE AGENTS

**Kennerley Avenue**  
Whipton, Exeter £425,000



# Kennerley Avenue

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This is a beautiful 1930s 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 has been refurbished and has a new pressurised heating system, including Bosch boiler and Hive. The property accommodation comprises of sitting room, kitchen, dining room, 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 | Newly Fitted Large Kitchen

| Dining Room | Family Bathroom | Garage

| Rear Garden

## Location

The much sought after address of Kennerley Avenue is a wide, quiet street in the heart of the old 'Whipton Village' 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 good transport links including Posloe Bridge Railway Station.

## Approach

To the front the garden has been block paved to provide ample off-road parking with a small flower bed to the front. 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 complement 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 beautiful lounge has been stylishly decorated and centres around a sleek black fireplace with marble hearth and surround and wooden mantle. A magnificent bow bay



window to the front reinforces the 1930's charm of the property.

#### **Dining Room** 4.00m by 3.38m

The dining room to the rear offers a spacious light and airy room with large sliding patio doors that open out onto the rear garden beyond.

#### **Kitchen** 2.32m by 5.32m

The newly refitted kitchen comes with a full compliment of built-in appliance along with instant boiling water tap and an elegant black 'Smeg' range cooker with induction hob as well as integrated 'Neff' Dishwasher . The light grey shaker style wall and base units have been topped with a black marble effect work top and up-stands and finished with beautifully tiled emerald green metro wall tiles. An extra added benefit is the large larder cupboard. To the far end is the utility area with space for white goods and access to the rear garden.

#### **First Floor Landing**

The landing is of good proportion, with a corner cupboard to the top of the stairs. This layout often lends itself 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 light and spacious double room that enjoys the views out over the rear garden

#### **Bedroom One** 2.92m by 3.69m

This is a lovely spacious room with 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 with a distinctive double aspect corner window.

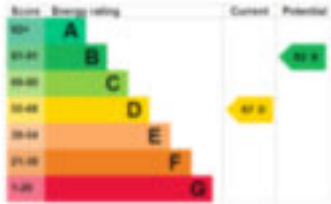
#### **Rear Garden**

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.

#### **Outbuildings**

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





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