



**Countryside Views** CHECK OUT this FAMILY HOME! 3 Bedrooms, Kitchen Dining + Utility, Living Room with countryside view, Bathroom, Parking & Garage & Garden. Town location with local amenities. C. 3 miles from Cullompton.

**19 Kensham Close | Exeter | EX5 4ND**



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

1,001 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

C (70)



COUNCIL TAX BAND

B



### in a nutshell...

- 3 Bedrooms
- Family Home
- Kitchen Dining + Utility
- Living Room
- Off Road Parking & Garage
- Modern Bathroom & Cloakroom
- Local Town
- Duchy Pre School & School
- Local Amenities





## the details...

An opportunity to purchase a fabulous, extended, semi-detached family home, with three double bedrooms, a garage, parking, and an enclosed rear garden, in a quiet cul-de-sac location in the popular village of Bradninch.

Inside, it is well-presented with light and neutral décor, and it feels warm and welcoming with gas central heating, double-glazing throughout, and a wood-burning stove.

The accommodation briefly comprises, on the ground floor, an entrance porch and a hallway with a staircase rising to the first floor, a decent sized living room with a countryside view from its patio doors to the garden, and a fireplace fitted with a wood-burning stove that makes a wonderful focal point for the room heating the entire house when lit, a generously proportioned, L-shaped kitchen/dining room with a fitted kitchen that has plenty of worktop and cupboard space, a gap for a cooker, floor space for an upright fridge/freezer, and space with plumbing for white goods, and a utility area with a sink beside a door into the attached single garage, and a convenient ground-floor cloakroom with a WC and basin.

Upstairs, there are three light and airy bedrooms, all double sized, the principal bedroom with a fabulous view over the surrounding countryside, the second bedroom with a wardrobe area above the stairs, and an airing cupboard that also contains a condensing combi-boiler that provides the central heating and hot water on demand, and the third bedroom, over the garage, with a vaulted ceiling and a large skylight providing plenty of natural light.

At the end of the landing is a study area, ideal for those working from home, and completing the accommodation is a fabulous, modern, family bathroom containing a stand-alone bath, a separate rainfall shower, a WC, a basin, and a heated towel rail.

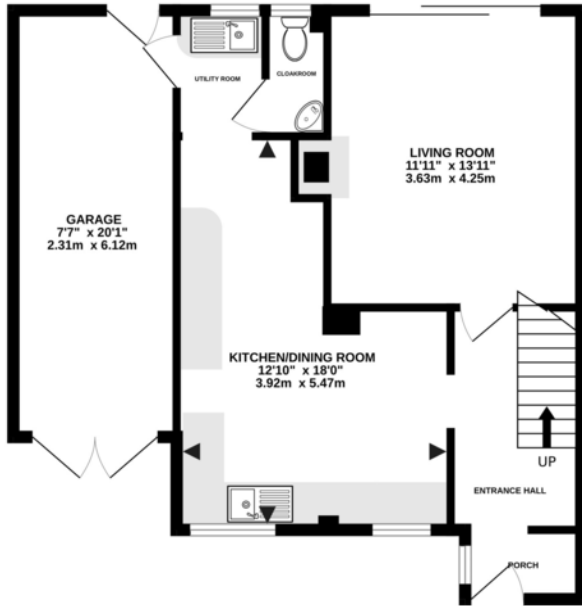
Outside, the rear garden is a manageable size, with a terrace of paving, great for entertaining, be it alfresco dining or a barbecue, and it backs onto a cemetery and countryside beyond providing a pleasant outlook. It faces west, enjoying long hours of summer sunshine, and a door leads into the rear of the single garage, that has lights, power, plumbing for a washing machine, and barn-style double doors to the driveway and front of the property, where there is additional parking for two cars.

Tenure: Freehold  
Council Tax Band B

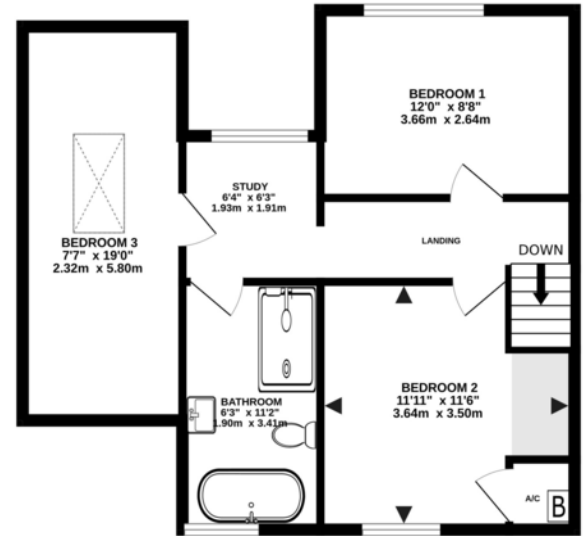


## the floorplan...

**GROUND FLOOR**  
646 sq.ft. (60.0 sq.m.) approx.



**1ST FLOOR**  
564 sq.ft. (52.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.**

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