



West of 

East Town Lane

Kenton Offers in excess of £400,000

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Kenton O.I.E.O. £400,000

Attractive three bedroom link detached house situated in a highly sought after residential area of the picturesque village of Kenton. This lovely property is beautifully presented throughout and features; light and spacious living room, further spacious dining room, conservatory and modern kitchen/breakfast room. On the first floor are two double bedrooms and single bedroom, plus modern bathroom. The property also benefits from a well tended rear garden, driveway parking for one vehicle and single attached garage.

Attractive link detached house | Three bedrooms | Light and spacious living room | Further spacious dining room | Conservatory | Modern kitchen/breakfast room | Modern bathroom | Well tended rear garden | Driveway parking for one vehicle | Single attached garage

PROPERTY DETAILS:

APPROACH

Upvc part glazed front door to enclosed entrance porch. Tiled floor. Upvc double glazed window to front aspect. Glass panel door to entrance hallway.

ENTRANCE HALLWAY

Attractive entrance hallway with wood effect laminate flooring. Stairs to first floor. Radiator. Double glass panel doors to living room.

LIVING ROOM

13' 6" x 12' 5" (4.11m x 3.78m) (max) Light and spacious living room with two Upvc double glazed windows to front aspect. Radiator. Feature fireplace with modern mantle and polished granite effect inset and hearth, with fitted gas pebble effect fireplace. Understair recess with shelf and storage under. TV and telephone points. Opening through to the dining room.

DINING ROOM

10' 5" x 8' 3" (3.18m x 2.51m) Further spacious room with wood effect laminate flooring. Radiator. Upvc double glazed door to conservatory and full height windows to rear aspect. Glass panel door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

11' 11" x 10' 5" (3.63m x 3.18m) Attractive kitchen with Upvc double glazed window to rear aspect. Modern fitted kitchen with excellent range of base, wall, drawer and shelving units in a dark blue and grey mix. Roll-edge worktop with inset stainless steel sink and tiled surround. Integral electric single oven and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Further under worktop appliance space. Velux ceiling window. Wall mounted Baxi gas boiler. Upvc glass panel door to side access.



CONSERVATORY

12' 3" x 7' 3" (3.73m x 2.21m) Good sized Upvc constructed conservatory on brick plinth with Upvc double glazed windows to side and rear aspects and outlook over the garden, and Upvc double glazed french doors to garden. Wood effect laminate flooring. Wall lighting.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect. Hatch to part boarded loft space with light. Doors to bedrooms and bathroom.

BEDROOM 1

13' 0" x 8' 8" (3.96m x 2.64m) (max) Light and spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Built-in wardrobe complete with hanging rail and shelving. Fitted shelf unit.

BEDROOM 2

11' 4" x 9' 3" (3.45m x 2.82m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens towards the Powderham estate. Radiator. Door to airing cupboard complete with hot water and shelf.

BEDROOM 3

10' 2" x 6' 8" (3.1m x 2.03m) (max) Good sized bedroom with Upvc double glazed window to front aspect. Radiator. Door to deep over stair cupboard complete with hanging rail.

BATHROOM

10' 2" x 6' 8" (3.1m x 2.03m) (max) Attractive fully tiled bathroom with Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer shower and glass shower screen. Tiled floor. Recess spotlights. Chrome ladder style radiator.

OUTSIDE

FRONT

Open front garden laid to lawn edged with mature shrubs. Path to front door. Driveway parking for one vehicle leading to the garage.

GARAGE

17' 4" x 8' 3" (5.28m x 2.51m) Up and over door to single attached garage. Light and power. Pedestrian door to rear garden.

REAR GARDEN

Well tended rear garden featuring; raised deck sun terrace adjoining the rear of the property leading onto a lawned garden area edged with raised beds stocked with mature plants and shrubs, three steps lead up to a further raised decked sun terrace. Outside tap and lighting.

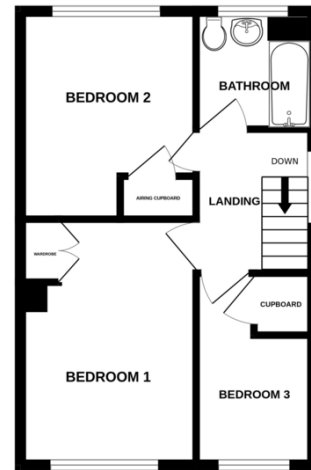
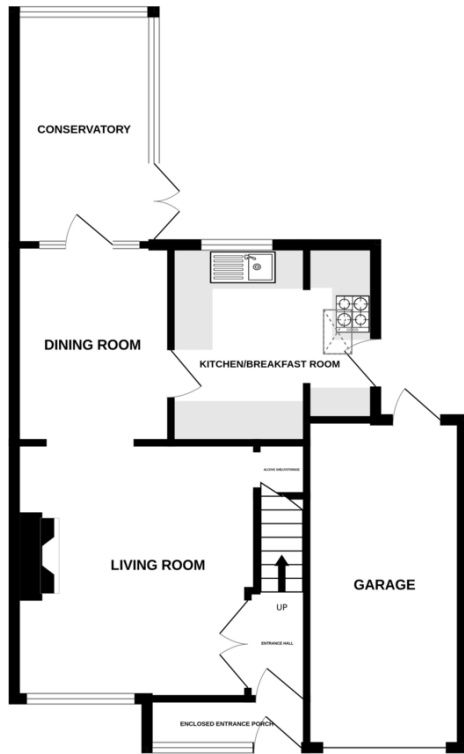
AGENTS NOTES:

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

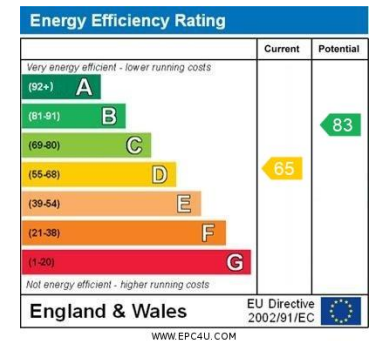


GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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



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

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