



Wonderful two double bedroom barn conversion located in a semi rural location surrounded by Devonshire countryside. This superb property features; light and spacious open plan living/dining/kitchen with high vaulted ceiling with exposed beams with ladder leading up to a useful mezzanine area, modern fitted kitchen, separate utility room, master bedroom with en-suite bathroom and modern shower room. The property benefits from a single garage located in a residents parking area and use of the communal garden area with allocated drying area. The property will be sold Chain Free.

Oakdene Court
Lyson, Nr Kenton £315,000

West of 

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Wonderful barn conversion | Two double bedrooms | Light and spacious open plan living/dining/kitchen area | Modern fitted kitchen | Useful mezzanine area | Master bedroom with en-suite | Modern shower room | Small garden area plus use of the communal gardens | Single garage with light and power | Chain Free

PROPERTY DETAILS:

APPROACH

Stable style door leading to the entrance lobby.

ENTRANCE LOBBY

Small entrance lobby with tiled floor and recess spotlights. Door to large storage cupboard complete with shelf and hanging rail. Doors to utility room and living area.

UTILITY ROOM

5' 1" x 3' 4" (1.55m x 1.02m) Double glazed window to side aspect. Fitted worktop with space and plumbing under for washing machine. Tiled floor. Radiator. Wall units.

OPEN PLAN LIVING/DINING/KITCHEN

24' 1" x 16' 9" (7.34m x 5.11m) Wonderful light and spacious open plan living/dining/kitchen with high vaulted ceiling and exposed beams. Feature spotlighting. Two Velux ceiling windows and two double glazed windows to front aspect. Quality engineered oak flooring. Feature fireplace with large slate hearth and fitted wood burning stove. Two radiators. Ladder leading to a useful mezzanine area - perfect for office space with light and power, plus further Velux ceiling window. Doorway leading to inner hallway.

KITCHEN

Modern fitted kitchen with excellent range of base, wall and drawer units in high gloss cream finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye level NEFF electric single oven and microwave, plus gas hob with modern stainless steel extractor hood over. Integral fridge, freezer and slimline dishwasher. Concealed worktop lighting.

INNER HALLWAY

Matching quality engineered oak floor leading to step and further carpeted hallway. Radiator. Recess spotlights. Door to large airing cupboard complete with shelving and wall mounted LPG Worcester boiler. Doors to bedrooms and shower room.

BEDROOM 1

13' 6" x 8' 7" (4.11m x 2.62m) (max) Spacious double bedroom with double glazed window to front aspect. Recess spotlights. Radiator. Range of built-in wardrobes. Step and door up to en-suite bathroom.

EN-SUITE BATHROOM

8' 0" x 6' 3" (2.44m x 1.91m) Fully tiled bathroom with modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, glass shower screen and electric shower over. Recess spotlights. Chrome ladder style radiator. Extractor fan.

BEDROOM 2

12' 5" x 10' 1" (3.78m x 3.07m) (plus wardrobes) Further spacious double bedroom with high level double glazed window to side aspect with obscure glass. Range of fitted bedroom furniture comprising; triple sliding doors to built-in wardrobe and range of drawer units. Radiator. Telephone point.

SHOWER ROOM

6' 2" x 4' 8" (1.88m x 1.42m) Fully tiled shower room with modern white suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to tiled shower enclosure with mixer shower over. Extractor fan. Recess spotlights. Tiled floor. Chrome ladder style radiator.

OUTSIDE

GARDEN

Small sitting area to the front of the property laid to gravel with fitted log store.

COMMUNAL GROUNDS

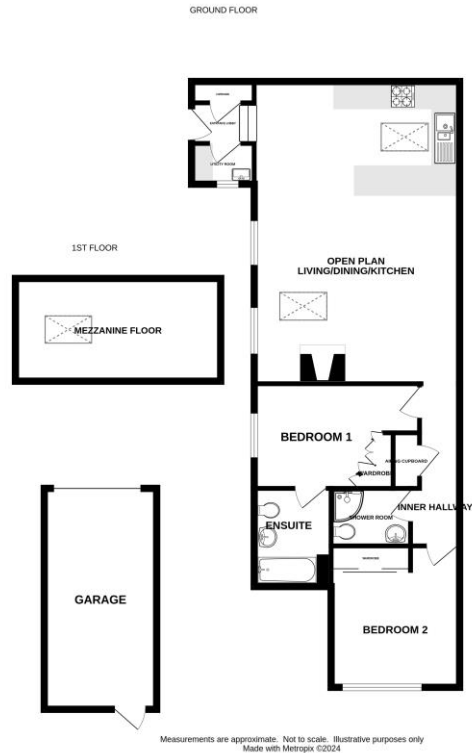
Residents have use of the lovely communal garden space laid to lawn, plus allocated drying area.

GARAGE

18' 0" x 9' 2" (5.49m x 2.79m) Up and over door to single garage with light and power located in residents parking/turning area.

AGENTS NOTES:

Leasehold property - 999 years from 1991 and also have a share of the freehold. Maintenance charge of £75 per month. Mains electric and water. Shared private drainage - Septic tank Council Tax Band: D - Teignbridge District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	40
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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 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