



West of **EXE**

Higher Down

Kenton

£650,000

Higher Down

Kenton £650,000

Beautifully presented three double bedroom detached bungalow situated in a tucked away cul-de-sac location on the edge of the village of Kenton. This individual build offers light and spacious accommodation offering a blend of comfort and style making ideal for families or those seeking extra space. The property boasts two inviting reception rooms - perfect for entertaining or relaxing, alongside a large kitchen/breakfast room providing plenty of space for family gatherings. Outside, the property is equally impressive with large driveway and double garage, plus a lovely enclosed landscaped rear garden. The property is perfectly located for those who appreciate both rural charm and urban amenities with easy access to stunning estuary walks, historic Powderham Castle, and the breathtaking landscapes of Dartmoor. Dont miss the opportunity to make this exceptional property your new home! Chain Free!

Beautiful individual detached bungalow | Three double bedrooms | Light and spacious triple aspect living room | Further spacious dining room | Large kitchen/breakfast room | Master bedroom with en-suite | Modern bathroom | Enclosed landscaped south/westerly facing garden | Double garage and ample driveway parking | Privately owned solar panels

PROPERTY DETAILS:

APPROACH

Covered entrance with Upvc part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive L-shape entrance hallway with lovely wood effect flooring. Inset core mat. Radiator. Hatch to loft space. Door to cupboard housing gas combi boiler and shelving. Doors to living room, bedrooms and bathroom. Part glazed doors to kitchen/breakfast room. Archway to dining room.

KITCHEN/BREAKFAST ROOM

14' 0" x 11' 7" (4.27m x 3.53m) Wonderfully spacious kitchen/breakfast room with Upvc double glazed window to front aspect with views over the village and countryside beyond. Modern fitted kitchen with excellent range of base, wall, drawer and larder units in high gloss cream finish. Polished granite worktop with matching upstands and inset sink with mixer tap and carved drainer. Integral eye-level electric oven and combi microwave, and induction hob with extractor hood over. Integral washing machine and fridge/freezer. Tiled floor. Concealed worktop lighting. Telephone point. Part glazed door to entrance hallway linking to the dining room.

DINING ROOM

12' 0" x 9' 2" (3.66m x 2.79m) Archway from the hallway leads through to a light and spacious double aspect room with Upvc double glazed windows to side and rear aspect with outlook over the garden, and Upvc double glazed french doors opening onto the garden. Radiator. Internal window to hallway.



LIVING ROOM

15' 8" x 13' 3" (4.78m x 4.04m) Bright triple aspect spacious living room with Upvc double glazed windows to front and side aspect, and large Upvc double glazed french doors opening onto the garden. Feature fireplace with polished marble mantle, inset and hearth, and fitted coal effect gas fire. TV and telephone points. Two radiators.

BEDROOM 1

15' 7" x 12' 8" (4.75m x 3.86m) (max) Impressive master bedroom with Upvc double glazed windows to side and rear aspect, and Upvc double glazed french doors opening onto the garden. Two radiators. Range of quality fitted bedroom furniture comprising; wardrobes, drawer units, vanity unit and bedside cabinets in white finish. Matching doors concealing entrance to adjoining en-suite shower room.

EN-SUITE SHOWER ROOM

9' 2" x 4' 9" (2.79m x 1.45m) (max) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and glass door to large tiled shower enclosure with mixer shower. Part tiled walls. Extractor fan. Radiator. Chrome ladder style radiator. Tiled floor.

BEDROOM 2

11' 7" (3.53m) Spacious double bedroom with Upvc double glazed windows to front and side aspect. Radiator.

BEDROOM 3

11' 7" x 10' 4" (3.53m x 3.15m) (max) Light and spacious double bedroom with Upvc double glazed window to side aspect with lovely views over surrounding countryside. Radiator. Range of quality built-in bedroom furniture comprising; wardrobes, high level cupboards, vanity and drawer units in Oak wood effect finish.

BATHROOM

11' 7" x 7' 1" (3.53m x 2.16m) (max) Attractive bathroom with part tiled walls and tiled floor. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with range of cupboards under, and bath with tiled surround, glass screen and mixer shower. Extractor fan. Chrome ladder style radiator. Upvc double glazed window to side aspect with obscure glass.

OUTSIDE

FRONT

Large block paved driveway offering parking for a number of vehicles leading to the garage. Path to rear access.

DOUBLE GARAGE

17' 8" x 15' 5" (5.38m x 4.7m) Remote controlled electric up and over door to large double garage with light and power. Eaves storage. Upvc part glazed pedestrian door to garden.

REAR GARDEN

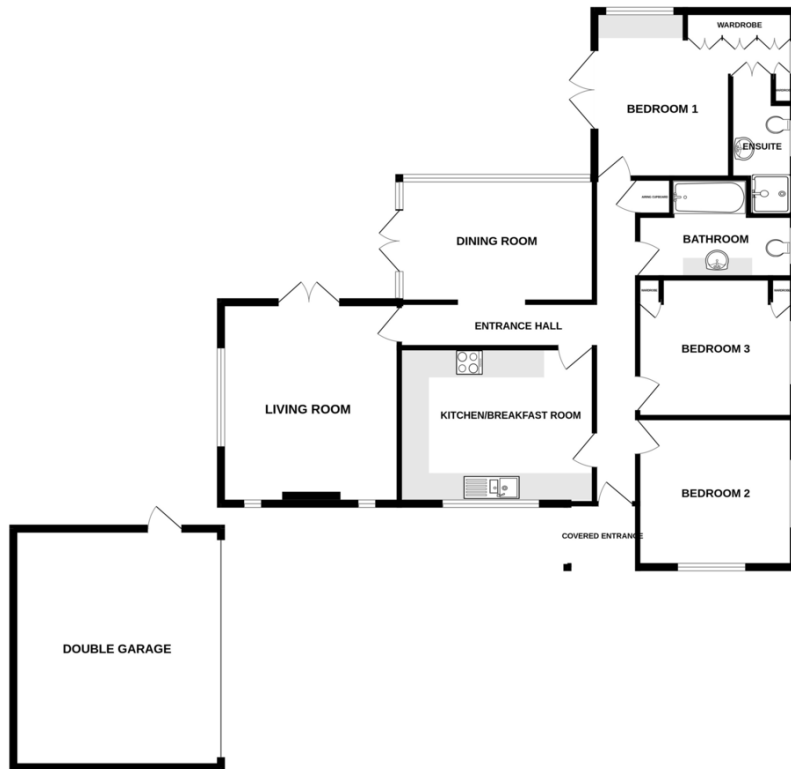
Beautiful south/westerly facing landscaped garden featuring a large paved patio area adjoining the rear of the property offering plenty of space for outside furniture and entertaining with steps leading up to a lawned garden area edged with deep borders stocked with an abundance of plants and shrubs. Fitted garden shed. Outside lighting and cold water tap. Pathways lead around both sides of the property to the front access.

AGENTS NOTES:

The property is Freehold
Council Tax Band: E - Teignbridge District Council
The solar panels are privately owned



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

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



%epcGraph_c_1_228%



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

Registered in England no. 07121967