

Oak Dene Court  
Kenton, Exeter, Devon, EX6 8NN  
£795 pcm



# Oak Dene Court, Kenton, Exeter

£795 pcm

A superb barn conversion enjoying an idyllic location but with easy access to the city and coastal areas. Available now for viewings through Pennys Seaton 01297 22224.

- Superb Barn Conversion
- Spacious Living Room
- Feature Open Plan Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Further Cloakroom
- Mezzanine area
- Attractive Gardens
- Garage and Parking

## INTRODUCTION

This beautifully presented character home has an open plan living area, two double bedrooms, large useful mezzanine area, garage and parking. A garden and seating area to the front of the house is set aside for the tenants use. The tenant also benefits from the use of the well tended communal gardens. Oakdene Court is situated in the rural outskirts of the village of Kenton, in a quiet setting. The property offers wonderful countryside views, yet is within easy reach of the major roads to Exeter or the coast. This charming character barn conversion is beautifully presented to a high standard throughout, and has retained a wealth of character including exposed timbers and fireplace with multi-fuel stove.

The property offers good sized living accommodation with a large open plan living room that includes a high vaulted beamed ceiling and feature fireplace, modern fitted kitchen, two double bedrooms and an attractive bathroom. Access to the large useful mezzanine area is from the lounge. The property also benefits from a single garage and parking, plus the use of the communal gardens. Kenton is an extremely popular and attractive village with a Post Office/general store, an ancient parish church, an inn, an excellent junior school and bus stop with regular services. Powderham Castle and gardens, Country Store and Deer Park sit on the edge of the village. The village provides easy access to the Cathedral city of Exeter (approximately 8 miles), the estuary village of Starcross and the seaside resort of Dawlish (about 6 miles). The Exe estuary is nearby, and some of Devonshire's loveliest countryside is on the doorstep. There is also easy access to the M5 motorway and all other routes out of the Exeter area. The property measures approximately 922 Sq Ft.



**Entrance Hall:** Walk in storage cupboard with electricity meter, parcel shelf and ceramic tiled flooring.

**Utility Room:** Eye level units with worktop space over, plumbing for automatic washing machine, hardwood double glazed window to side, double radiator, ceramic tiled flooring.

**Dining Area:** Skylight, double radiator, wooden flooring, vaulted ceiling with exposed beams.

**Kitchen Area:** Fitted with a matching range of base and eye level units with worktop space over, One and a half bowl stainless steel sink unit with mixer tap with tiled surround, built-in integrated fridge/freezer and slimline dishwasher, built-in electric oven, built-in gas hob with extractor hood over, built-in microwave, skylight, ceramic tiled flooring, vaulted ceiling with exposed beams.

**Lounge Area:** Two hardwood double glazed windows to front, skylight, double radiator, wooden flooring, vaulted ceiling with exposed beams.

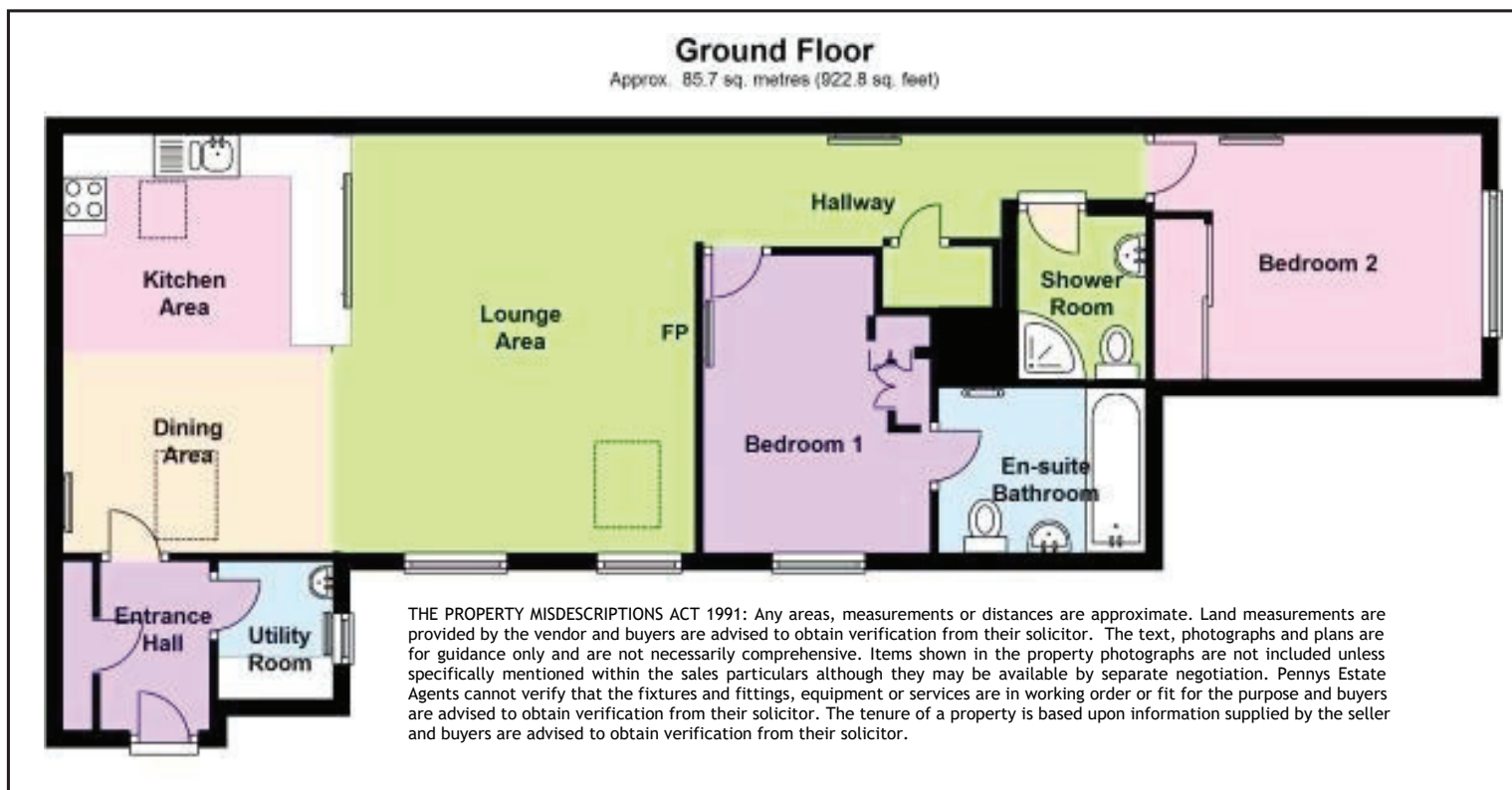
**Bedroom One:** Hardwood double glazed window to front, Storage cupboard, built-in wardrobe(s) with hanging rail and shelving, double radiator, fitted carpet with exposed beams.

**En-suite Bathroom:** Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with electric shower over and low-level WC, tiled surround, extractor fan, heated towel rail, ceramic tiled flooring.

**Bedroom Two:** Hardwood obscure double glazed window to side, storage cupboard, double radiator, fitted carpet.

**Shower Room:** Fitted with three piece suite comprising tiled shower enclosure with power shower and glass screen, pedestal wash hand basin, low-level WC and extractor fan, tiled surround, ceramic tiled flooring.

**Hallway:** Airing cupboard with slatted shelving housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, fitted carpet.



## MEASUREMENTS

Utility Room: 5'1 x 4'5 (1.56m x 1.35m)	Lounge Area 16'10 x 13'8 (5.14m x 4.16m)
Dining Area 7'9 x 10'5 (2.35m x 3.18m)	Bedroom One 13'8 x 8'9 (4.16m x 2.67m)
Kitchen Area 8'0 x 10'5 (2.44m x 3.18m)	Bedroom Two 10'2 x 12'4 (3.09m x 3.77m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	<b>41</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	