



Detached Village Home

CHECK OUT this NO CHAIN, Detached HOME, in a village setting, short drive to A30, Exeter & beyond. Set back from road with Off Road Parking & Terrace area. Open Plan Live/Eat space, Lounge area, modern Kitchen. Dual Aspect Double Bedroom & En-suite Shower Room. Gas Central Heating, Double Glazing. IDEAL FIRST HOME.

Kennford | Exeter | EX6 7TR





PROPERTY TYPE

Detached House



SIZE

358 sq ft



LOCATION

Kennford



AGE

1980s to 1990s



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Patio



EPC RATING

65 (D)



COUNCIL TAX BAND

A



in a nutshell...

- IDEAL FIRST TIME BUY
- Rental Investment Option
- 1 Double Bedroom
- En-suite Shower Room
- Open Plan Live/Eat
- Lounge Area + Modern Kitchen
- Off Road Parking
- Terrace & Patio - South facing
- Village setting close to Exeter City





the details...

CHECK OUT this Detached Home in the heart of Kennford Village, Exeter.

Just a short drive to the A38 & M5, Exeter City, Holden Forrest, Torbay, Plymouth and beyond. Rail Links can be found in Newton Abbot and Exeter.

Set back from the Village Road, just a few doors away from the Village Pub, Shop & Post Office and opposite the bus link. The gate gives access to the Off-Road Parking area, Terrace/Patio and space for a storage shed/garden.

The Entrance Porch offers space for coats and shoes, with a window overlooking the front and on through to the Open Plan Live/Eat area. There is space for a sofa, dining table and a modern Kitchen with storage units, work surfaces and cooker point, with space for a fridge/freezer and plumbing for a washing machine. A PVCu double glazed window overlooks the front.

Here stairs rise to the Bedroom, a dual aspect room with plenty of natural light, PVCu double glazed windows, storage cupboard on the landing and a modern En-suite Shower Room, tiled with modern shower, hand basin and w.c, with Velux style window.

This ideal first-time home or rental investment is well presented throughout, with a low maintenance exterior, that catches the daytime sun and gives room for parking.

Well worth a look for a "compact and bijou" space!

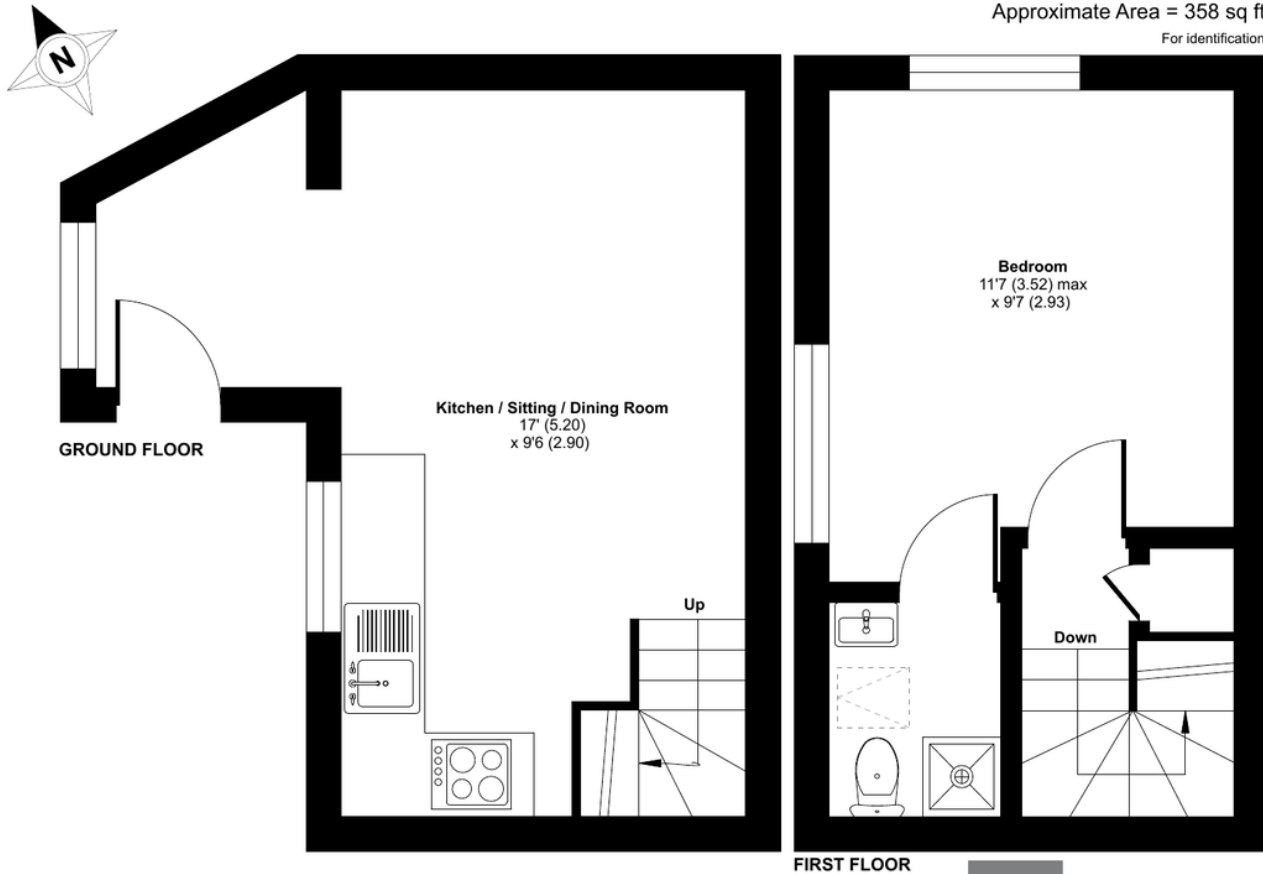
Tenure: Freehold
Council Tax Band B



The Coach House, Kennford, Exeter, EX6

Approximate Area = 358 sq ft / 33.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1153498



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the location...

In the local city of Exeter there are Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Shopping

Late night pint of milk: Co-op (West Clyst) 0.1 mile

City centre: Exeter 3.7 miles

Supermarket: Morrisons 2.6 miles

Relaxing

Beach: Exmouth

Café: Wobbly Wheel Café

Exeter Golf and Country Club

Travel

Bus stop: Main Rd/B3181 0.3 miles

Train station: Polsloe Bridge

Main travel link: M5

Airport: Exeter

Schools

Kenn C Of E Primary School

West Exe Secondary School

Exeter School

Please check Google maps for exact distances and travel times.

Property postcode: **EX6 7TR**





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