



Kennford, Exeter

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## Kennford, Exeter

### Entrance Hall

Storage Cupboard, understairs cupboard.

### Sitting Room

*14' 2" max x 12' 6" max ( 4.32m max x 3.81m max )*

Electric fireplace, carpet, picture rail, wall mounted radiator. Double glazed window to front aspect.

### Dining Room

*10' 8" max x 10' max ( 3.25m max x 3.05m max )*

Electric fireplace, built in cabinetry, wall mounted radiator. Picture rail. Door to conservatory.

### Kitchen/Breakfast Room

*16' 4" max x 10' 5" max ( 4.98m max x 3.17m max )*

Wall and base mounted units, worktops, integrated under counter fridge, oven with electric hob and range hood over. Space for

dishwasher, breakfast bar, tiled splashback, tiled floor, radiator. Two double glazed windows to rear aspect. Door to dining room.

### Reception Room

*17' 4" max x 13' 4" max ( 5.28m max x 4.06m max )*

Double glazed window to front aspect. Carpet. Radiator. Cupboard with boiler.

### Utility Room

*5' 6" max x 7' 5" max ( 1.68m max x 2.26m max )*

Wall and base mounted units, worktops, space for fridge freezer and tumble dryer. Double glazed door to rear. Space for washing machine.

### Conservatory

*11' 2" max x 7' 4" max ( 3.40m max x 2.24m max )*

Double glazed door to rear. Double glazed

windows all around.

### Landing

Octagonal window.

### Bedroom 2

*13' 6" max x 10' max ( 4.11m max x 3.05m max )*

Double glazed bay window to front aspect. Carpet. Built in wardrobes with mirrored and sliding doors. Picture rail.

### Bedroom 3

*13' 6" max x 10' max ( 4.11m max x 3.05m max )*

Double glazed window to front aspect. Radiator. Carpet.

### Shower Room

Shower cubical, sink with vanity under. Low level toilet. Extractor fan. Double glazed obscured window to rear aspect.

### Bedroom 4

*11' 1" max x 11' max ( 3.38m max x 3.35m max )*

Built in wardrobes, radiator, picture rail. Double glazed window to rear aspect.

### Bedroom 5

*6' 4" max x 11' 8" max ( 1.93m max x 3.56m max )*

Double glazed window to front aspect. Radiator. Carpet. Picture rail.

### Bathroom

Tiled floor, double glazed obscured window to rear aspect. Low level toilet. Wash hand basin. Extractor fan. Radiator.

### Bedroom 6

*7' 5" max x 10' 1" max ( 2.26m max x 3.07m max )*

Double glazed window to rear aspect. Carpet. Wall mounted radiator.



### Bedroom 1

19' 6" max x 12' 4" max ( 5.94m max x 3.76m max )  
Wall mounted radiator. Built in storage in eaves. Double glazed velux windows with views of Kennford.

### En Suite

Wash hand basin. Low level toilet. Double glazed window to side.

### Outside

Two outdoor storage sheds, decking area with hot tub. Patio with grass area.

### Gym/Office

Outdoor gym room. Double glazed sliding doors to garden. Separate WC with double glazed obscured door. Storage cupboard to side.

### Agents Note

The vendor has advised us that there are asbestos tiles on the roof.





**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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# Kennford, Exeter

An incredibly versatile six-bedroom 1930s family home, offering approximately 1,900 sq. ft of internal accommodation across three levels. Benefiting from multiple reception rooms, countryside views, a private driveway and a detached outbuilding.

EPC Rating: C  
Council Tax Band: E  
Tenure: Freehold

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To view this property please contact us on

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