



Shiny Sheff, Belle Vue Close





# Shiny Sheff, Belle Vue

Kenn, Exeter, EX6 7UU

Exeter 7 miles

A beautifully presented detached bungalow, with a well presented south facing garden.

- Fully renovated over the last 8 years
- Beautifully presented tiered gardens
- Farm land outlook
- Ample parking for 4 Vehicles
- Open plan kitchen/diner
- Newly installed UvPC windows
- Sought after village location
- Ffree
- CTB: E
- Freehold

Guide Price £600,000

## SITUATION

The delightful village of Kenn is graced with the presence of the beautiful church of St Andrews and has the quaint thatched pub 'The Ley Arms', renowned for it's traditional pub food, and has been welcoming locals and travellers since the 13th Century. Kenn is also a short distance from the Haldon Hills and close to the Devon Expressway which provides easy access to the South and to the M5 to the North. The village is close to Kennford; which has several important amenities including a village store, post office, pub, primary school and petrol station. The nearby Haldon Forest offers 3,500 acres of woodland with beautiful walking, cycling and horse-riding trails. Kenn lies about 7 miles from the centre of the university and cathedral city of Exeter which boasts a wide range of shopping, amenities and schooling as would be expected from a city of its size. There are good rail communications to London Paddington and Waterloo whilst Exeter International Airport is found to the east of the city just a 15 minutes' drive from Kenn.

## DESCRIPTION

Shiny Sheff is a beautifully presented 2 bedroom detached dormer bungalow with the potential of a third bedroom. Comprising an open plan kitchen/diner, summer sitting room and winter sitting room, downstairs bathroom as well as an additional shower room with separate w/c. Its approached upon a private close made up of only three other properties. You will first see a large gravel drive way offering ample parking for four vehicles, to the rear the property has a beautiful and large south facing garden.





## ACCOMMODATION

Upon entering the front of the property, you are greeted by recently laid engineered oak wood floors. To the right of the entrance is what the current owners use as the 'Winter' sitting room, completed with carpet, a beautiful log burner and a large bay window. leading further down the hall is the 'Summer' Sitting room/ bedroom three, with wood flooring continuing from the hall as well as large sliding patio doors, benefitting from the outlook of the surrounding greenery. At the back of the property you will also find the family bathroom which has been more recently renovated. On the other side of the entrance hall is a lovely dual aspect kitchen/diner offering space for a range cooker, and an American style fridge/freezer. The kitchen/diner also allows access through glass French doors to the garden.

Upstairs a large landing greets you, with two double bedrooms coming off either side of the property, both offering views across the greenery surrounding the property. The main bedroom benefits from all built in sharps wardrobes and chest of drawers. The second bedroom also offers built in wardrobe space with both shelving and hanging space. Between the bedrooms is a well presented tiled shower room, as well as a separate w/c. Also off the landing is a reduced head room storage cupboard leading into the eaves attic space.

## GARDENS

The property benefits from a south facing, tired garden. Offering a patio space immediately out of the patio doors with a steel gazebo, perfect for Al Fresco dining. The garden has been well planned with space allocated for the perfect sun catching spot, as well as a newly patioed space to the left with a green house. The rest of the garden is grassed with beautiful flower beds following the perimeter of the garden. The rear of the property as benefits from both a hot and cold outdoor tap.

## SERVICES

Mains drainage, mains water, and Oil fired central heating.

## DIRECTIONS

From Exeter, follow Alphington Road to join the A377 and take the first exit at the roundabout onto the A30. Use the right lane to take the A38 slip road towards Plymouth/Torquay/A380, and continue onto the Devon Expressway/A38 for about 1.6 miles. Take the exit towards Kennford/Kenn and take the first left turn into Kennford. Continue down the village a short while then turn right into Belle Vue Close. 2 for sale boards will be seen one at the end and the close, and the other at the end of the driveway. What three words; Mailer.forgives.grunt





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

Approximate Area = 1418 sq ft / 131.7 sq m (excludes garage)  
 Limited Use Area(s) = 58 sq ft / 5.4 sq m  
 Total = 1476 sq ft / 137.1 sq m  
 For identification only - Not to scale

Denotes restricted head height

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1135158