



KENESTA

NADDERWATER, EXETER, EX4 2JG



Robert Williams

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“Kenesta is a nature lover's dream, with a 1.5 acre plot bordering both woodland and agricultural fields”.



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A unique three bedroom detached property situated in a lovely location on the outskirts of Exeter, enjoying superb countryside views and a plot of over 1.5 acres.

The house, originally built as a bungalow in the 1960's has been extended into a two storey dwelling. From the driveway the front door leads to the upper level in which a spacious hallway leads to the living room, three bedrooms and bathroom. Two of the bedrooms have countryside views, with the best views available from the dual aspect living room.

The central staircase descends to the lower level which has a hallway leading to a storage area, kitchen, dining room and WC. From here there are two doors leading out to the rear garden.

Outside, the driveway provides parking for several vehicles and leads to a detached garage with vehicle & pedestrian doors. The garden immediately surrounding the house has been tiered into numerous growing beds by the current owner, and extends beyond to a large area totaling just over 1.5 acres. The property is a nature lover's dream, with the plot bordering both woodland and agricultural fields.

The home is double glazed and heated by two woodburners.



3  bedrooms 1  bathrooms
2  receptions 3  car spaces

Local Authority: Teignbridge Council

Council Tax Band: D

Tenure: Freehold

Heating: 2x Woodburners

Services: Mains water, private drainage

Energy Efficiency Rating: E



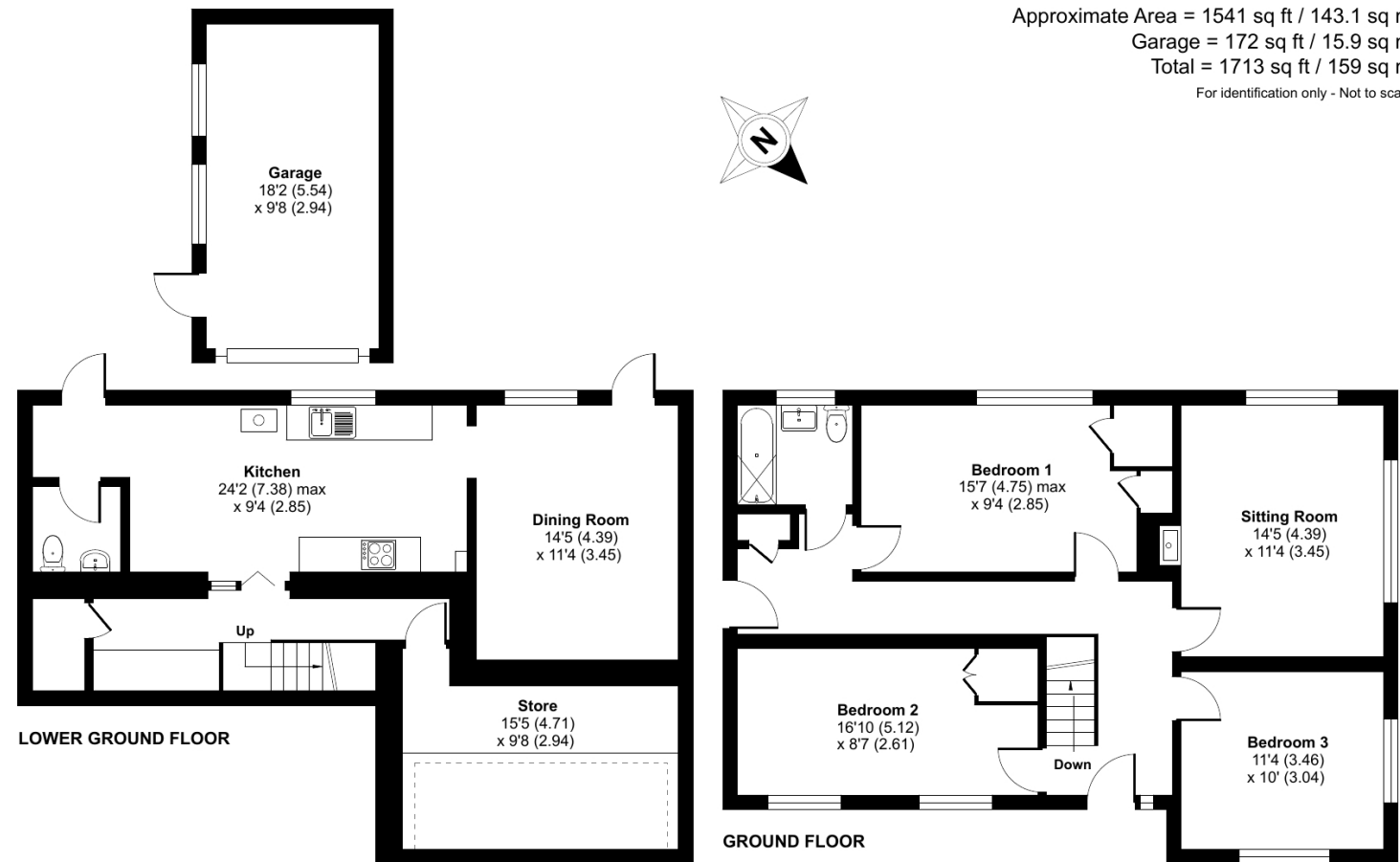
Kenesta, Nadderwater, Exeter, EX4

Approximate Area = 1541 sq ft / 143.1 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1713 sq ft / 159 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). © nitchecom 2024. Produced for Robert Williams Ltd. REF: 1088692



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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.