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Stokeley, Willsland Close, Kenton, Devon, EX6 8NX



SOUTHGATE
ESTATES

£480,000





Stokeley, Willsland Close

A spacious three bedroom detached property located on the edge of the popular village of Kenton. The property benefits from beautiful countryside views to the rear, and also features extensive south facing gardens and a double garage with off-road parking. Internally, the accommodation briefly consists of an entrance porch and hallway, a generous living room, dining room, kitchen, a porch/utility room and a cloakroom, as well as one of the double bedrooms and the bathroom on the ground floor. Upstairs are two further double bedrooms, and a multi-functional study/dressing room. The village of Kenton offers a number of amenities, including Powderham Castle, and the highly-regarded Powderham Farm Shop, as well as restaurants, a parish church, a primary school, and various countryside walks. Exeter's city centre is also just a short drive away, along with a number of coastal towns and beaches. In addition, Starcross Railway Station is nearby, as well as regular bus routes to Exeter and Newton Abbott.

Ground Floor The front door opens to the entrance porch, which provides space for coats and shoes, with a window to the front aspect, and a further door into the hallway, where access is provided to the living room, dining room, one of the bedrooms, the bathroom and a separate cloakroom. The sizeable living room is complemented by an inglenook fireplace with a wood burning stove, as well as French doors opening directly out to the garden terrace. There are also windows to the two side aspects. The dining room includes a window to the rear aspect, as well as a feature fireplace. A door opens into the kitchen which contains a range of matching wall and base units with polished stone fitted worktops, a tiled splashback and a double stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven and microwave, with a separate electric hob and extractor hood over, as well as a dishwasher, and a tall fridge freezer. In addition, there is tiled flooring, a window to the rear aspect, and a door into the porch/utility room, which accommodates the Worcester boiler, a door to the outside, a window to the front aspect, and space for a washing machine. One of the double bedrooms is located on this floor, and enjoys a box bay window to the front aspect, a further window to the side aspect, and ample built-in storage. Finally, the bathroom comprises a corner bath with a mixer tap over, a shower cubicle, a wash basin with a mixer tap over, and a hidden cistern WC. An obscured window faces the side aspect.





First Floor Stairs rise to the first floor landing which leads to the two remaining bedrooms, both of which are complemented by windows to the front aspect with stunning countryside views. There is also built-in storage to the eaves in both rooms, and bedroom two offers a door to a multi-functional space, which could be used as a study or dressing room. The room also offers further, more than generous storage into the eaves, extending over the front section of the property, as well as a skylight to the side aspect, and an additional cupboard housing the hot water tank.

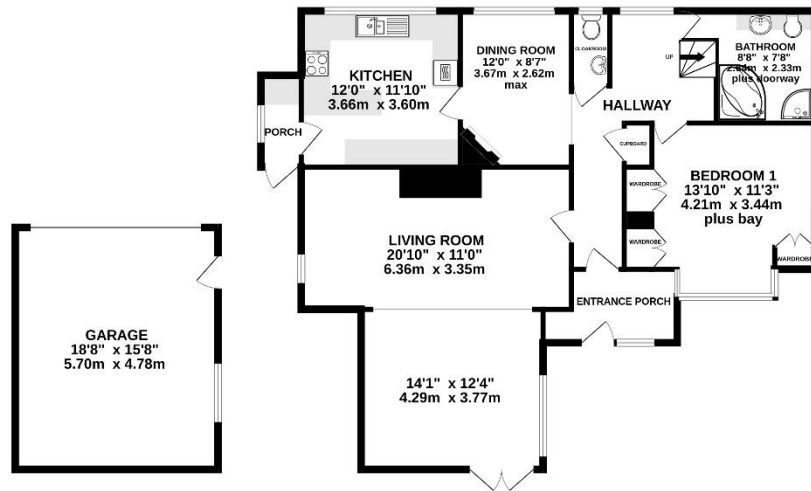
Gardens, Garage & Parking The property has the advantage of extensive gardens to the rear, with far-reaching views out toward the surrounding hillside. Doors lead out to a terrace which provides an ideal space for seating and outdoor dining. Steps lead down to a lawned section of garden which includes raised flowerbeds, well stocked with a variety of attractive plants and shrubs. Towards the bottom of the garden is a raised area of decking, ideally placed to admire the views. A gate to the side allows access to the driveway which provides off-road parking for multiple vehicles, and an electric door opens to the double garage which is serviced by power and lighting with further window and door to the side.

Property Information Tenure: Freehold. Council tax band: E.

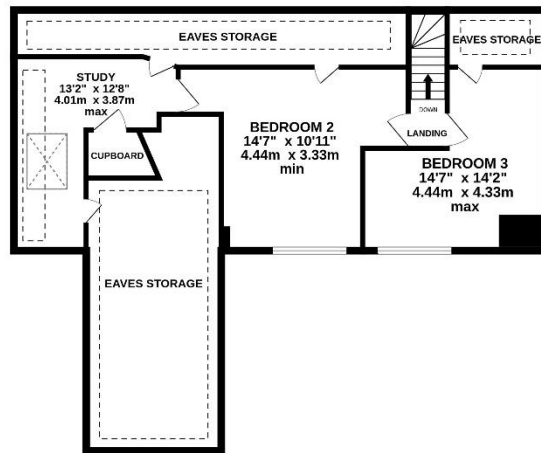
- *Three Bedrooms*
- *Dormer Bungalow*
- *Far-Reaching Views*
- *Village Location*
- *Double Garage & Parking*
- *Generous Gardens*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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