



West of 

Rayners

Kennford

£325,000

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Attractive two double bedroom link detached bungalow situated in a cul-de-sac of bungalows in the heart of the popular village of Kennford. This lovely property features; light and spacious double aspect living/dining room, fitted kitchen, conservatory and family bathroom. The property benefits from being on a large plot with good sized gardens to front and rear, driveway parking for up to two vehicles leading to an attached single garage. The property has no on-going chain.

Attractive village bungalow | Two double bedrooms | Large double aspect living/dining room | Fitted kitchen | Modern bathroom | Conservatory | Large rear garden | Driveway parking for up to two vehicles | Attached single garage | No ongoing chain

PROPERTY DETAILS:

APPROACH

Two steps up to a covered entrance porch with part glazed Upvc front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

L'shape spacious entrance hallway with full height Upvc double glazed window to front aspect with obscure glass. Hatch loft space. Radiator. Double doors to large storage cupboard with further cupboard over. Doors to living/dining room, kitchen, bedrooms and bathroom.

LIVING/DINING ROOM

22' 3" x 11' 2" (6.78m x 3.4m) (max) Light and spacious double aspect room with large Upvc double glazed picture window to front aspect and window to rear overlooking the conservatory. Two radiators. Feature fireplace with polished marble hearth and open grate. TV and telephone points. Wall lighting. Glass panel door to conservatory.

KITCHEN

10' 8" x 7' 8" (3.25m x 2.34m) (max) Upvc double glazed window to rear aspect with outlook over the conservatory and garden. Fitted kitchen with range of base and wall units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and induction hob with extractor hood over. Integral fridge/freezer and dishwasher. Space and plumbing for washing machine. Radiator. Upvc glass panel door to conservatory.



CONSERVATORY

15' 7" x 6' 2" (4.75m x 1.88m) Good sized wooden constructed conservatory with double glazed windows to side and rear aspect and outlook over the garden and countryside beyond. Tiled floor. Sliding patio door to garden.

BEDROOM 1

14' 0" x 10' 4" (4.27m x 3.15m) (max to back of wardrobes) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Range of built-in bedroom furniture comprising; wardrobes, drawer units and high level cupboards.

BEDROOM 2

9' 3" x 8' 4" (2.82m x 2.54m) (plus deep door recess) Further double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator. Range of built-in wardrobes and drawer units. TV point. Double doors to large storage cupboard housing electric boiler.

BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m) Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c., and hand wash basin set in vanity unit with cupboard under, and bath with tiled surround and mixer shower over, glass shower screen and mixer tap with shower head attachment. Chrome ladder style radiator.

OUTSIDE

FRONT

Large open front garden laid to gravel and an arrangement of mature plants and tree. Driveway parking for up to two vehicles leading to the garage. Path to front door and side access to the rear garden.

GARAGE

21' 0" x 8' 9" (6.4m x 2.67m) Up and over door to good size single attached garage with light and power. Upvc pedestrian door to rear garden. Cold water tap.

REAR GARDEN

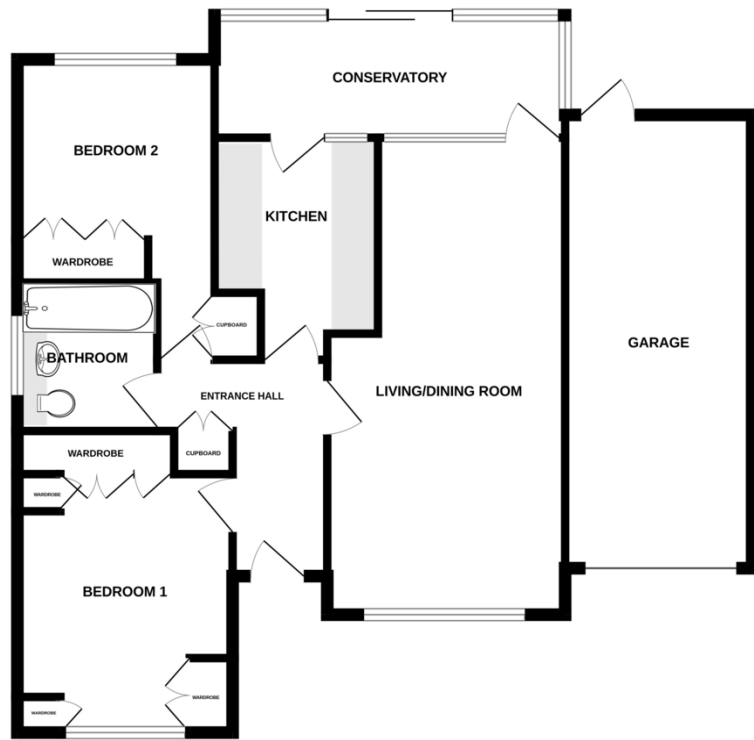
A real feature of the property is the large rear garden featuring a raised paved sun terrace adjoining the property with steps down to areas of lawn and gravelled areas with wooden pergola and edged with borders stocked with a variety of mature plants and trees. Wooden summer house and garden shed.

AGENTS NOTES:

The property is Freehold
Council Tax Band: D - Teignbridge District Council



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G	18	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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