



Attractive three bedroom mid terrace house situated in the popular village of Kennford on the south/west outskirts of the city of Exeter. This lovely property features; light and spacious living room, further spacious kitchen/dining room, separate utility, cloakroom and lean-to. On the first floor are three good sized bedrooms and bathroom. The property has an enclosed level garden laid to lawn and patio with gated rear access. The property is sold Chain Free.

Beers Terrace
Kennford £270,000

West of 

Beers Terrace, Kennford £270,000

Attractive mid terrace village home | Three bedrooms | Light and spacious living room | Spacious kitchen/dining room | Separate utility room | Cloakroom | Family bathroom | Enclosed level rear garden | Garage and parking space | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Part glazed Upvc front door to entrance hallway.

ENTRANCE HALLWAY

Upvc double glazed window to front aspect. Stripped wood floor. Stairs to first floor. Large understair recess. Wall mounted electric night storage heater. Door to kitchen/dining room. Doorway to living room.

LIVING ROOM

12' 7" x 12' 6" (3.84m x 3.81m) (max) Light and spacious living room with large Upvc double glazed window to front aspect. Stripped wood floor. Wall mounted electric night storage heater. Feature fireplace with fitted wood burning stove set on large granite hearth. TV point.

KITCHEN/DINING ROOM

16' 1" x 9' 8" (4.9m x 2.95m) (max) Spacious kitchen/dining room with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker. Space and plumbing for slimline dishwasher. Space for freestanding fridge/freezer. Stripped wood floor. Upvc double glazed french doors to Lean-To. Doorway to larder style cupboard complete with shelving. Door to further cupboard. Door to rear lobby and utility.

REAR LOBBY/UTILITY

Glazed ceiling window. Coat hanging space. Stripped wood floor. Step up to a utility area with fitted worktop, space and plumbing under for washing machine and dryer. Fitted wall cupboard. Recess spotlights. Door to cloakroom. Upvc part glazed door to garden.

CLOAKROOM

4' 9" x 2' 7" (1.45m x 0.79m) White low level w.c. and corner hand wash basin with tiled splashback. Recess spotlights.

LEAN-TO

13' 6" x 6' 6" (4.11m x 1.98m) Useful space with large Upvc double glazed window to rear aspect and Upvc part glazed door to garden. Part wood panelled walls. Tiled floor.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

BEDROOM 1

12' 7" x 11' 5" (3.84m x 3.48m) (max - plus wardrobes) Light and spacious double bedroom with Upvc double glazed window to front aspect. Wall mounted electric night storage heater. Twin double doors to built-in wardrobes complete with hanging rail and shelf. Door to airing cupboard housing hot water tank and shelf.

BEDROOM 2

12' 6" x 8' 9" (3.81m x 2.67m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Wall mounted electric night storage heater.

BEDROOM 3

8' 7" x 8' 0" (2.62m x 2.44m) (including bulk head) Good sized single bedroom with Upvc double glazed window to front aspect. Wall mounted electric night storage heater.

BATHROOM

6' 3" x 5' 3" (1.91m x 1.6m) Upvc double glazed window to rear 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, glass screen and electric shower. Wall mounted electric towel rail style heater. Part wood panelled wall.

OUTSIDE

FRONT

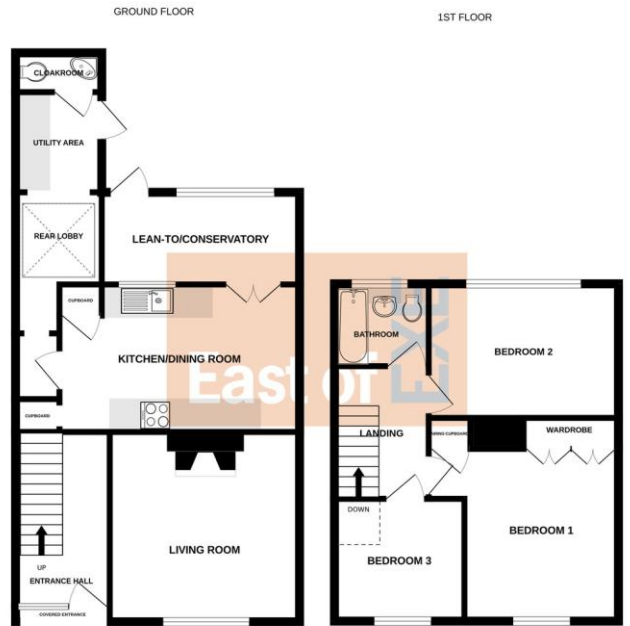
Open front garden area laid to gravel and path to front door.

REAR GARDEN AND GARAGE

Enclosed rear garden with paved patio adjoining the rear of the property leading onto a lawned garden area edged by raised flower bed. Gated rear access leading to single garage located in nearby block with a parking space in front. Outside tap.

AGENTS NOTES:

The property is Freehold.
Council Tax Band: C - Teignbridge District Council



Measurements are approximate - not to scale. Illustrative purposes only. Made with Metagex CAD25

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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