



West of EXE

Castle Gate  
Kenton £750,000

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3 Castle Gate is an superbly presented detached bungalow situated on an outstanding sized plot in a highly sought after location in the picturesque village of Kenton. The bungalow boasts wonderfully spacious living accommodation, large manicured gardens, driveway parking for a number of vehicles and a large double garage. Perfectly situated for easy access to the city of Exeter, coast and estuary, and the historic Powderham Castle with its farm shop and eateries. You need to view to appreciate all on offer!

Superb large detached bungalow | Four double bedrooms | Two large reception rooms | Large kitchen/breakfast room | Utility room and cloakroom | Master bedroom with en-suite | Modern bathrooms | Wonderful manicured large garden | Double garage and ample parking | Must be seen!

## LOCATION

The property is located in the highly regarded and sought after picturesque village of Kenton, enjoying a range of local amenities including the wonderful historic Powderham Castle which offers a farm shop and restaurant. Residents can also enjoy walking and cycling routes along the estuary towards Exeter Quay and Dawlish.

A convenient mainline rail service is available from the nearby village of Starcross, which also provides a passenger ferry crossing to Exmouth. Families will value the close proximity to well-regarded local schools, and Exeter city centre lies within comfortable reach, offering an extensive selection of shopping, dining, and cultural attractions.

The location also benefits from excellent access to key transport links, ensuring ease of travel throughout the wider region.

## DESCRIPTION

This spacious and well-presented detached bungalow occupies a generous plot and is approached via a sweeping private driveway, offering excellent kerb appeal and ample parking in addition to a large integral garage.

The property is arranged entirely on one level and provides approximately 2,038 sq ft (189 sq m) of versatile accommodation, ideal for families, downsizers or those seeking lateral living without



compromise.

At the heart of the home is a bright and welcoming entrance hall, giving access to the principal living spaces. The sitting room is particularly generous, enjoying a pleasant outlook over the front garden and providing an ideal space for relaxing or entertaining. A separate dining room sits adjacent to the kitchen, making it perfect for both everyday family life and more formal occasions.

The kitchen is well proportioned and benefits from extensive worktop and storage space, with direct access to a separate utility room, adding practicality and further storage.

There are four well-sized bedrooms, including an impressive principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, along with an additional separate WC, ensuring excellent convenience for guests and family alike.

Externally, the property is surrounded by attractive, mature gardens, laid mainly to lawn with established shrubs and trees that provide privacy and a pleasant outlook throughout the seasons. The driveway and garage offer excellent parking and storage options.

Overall, this is a substantial and flexible home combining generous internal space, a desirable single-storey layout and appealing outdoor areas, making it a rare and attractive opportunity for a wide range of buyers.

#### GARDEN AND GROUNDS

The property is surrounded by wonderful well tended gardens and offers both privacy and year round beauty. To the front of the property is a large sweeping drive offering parking for a number of vehicles leading to a large double garage plus a useful covered pathway to the front door.

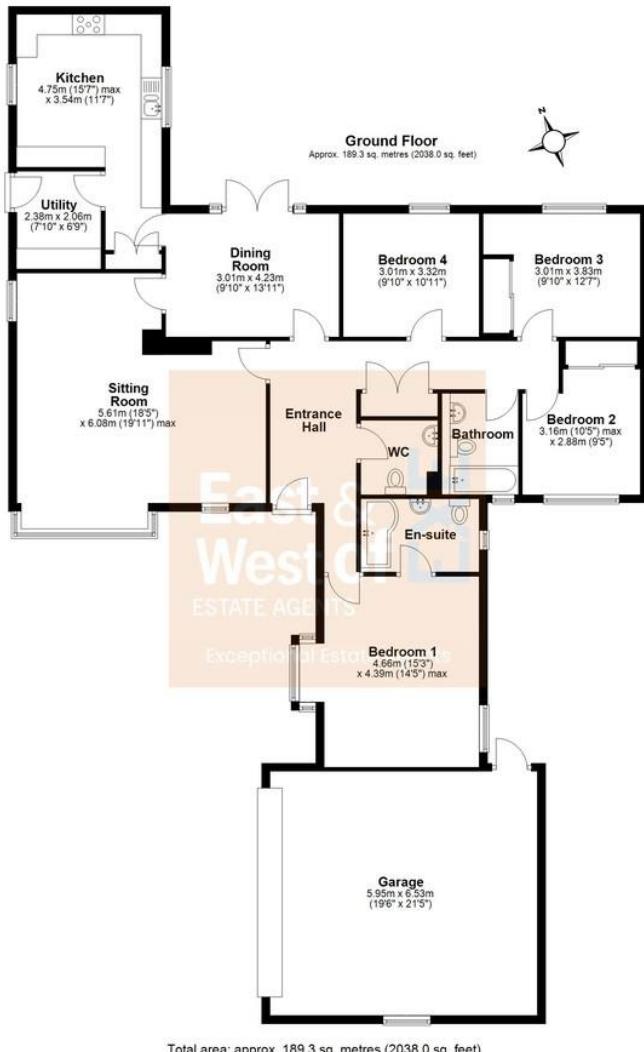
The property enjoys beautifully maintained and well-established gardens that provide both privacy and an attractive outlook throughout the year.

To the rear, the garden is generous in size and predominantly laid to lawn, creating an open and tranquil setting ideal for relaxation and outdoor entertaining. Mature trees, shrubs and hedging frame the boundaries, offering a high degree of seclusion, while well-stocked borders add colour, texture and seasonal interest. An archway leads onto a further large garden laid to lawn and an array of fruit trees - a perfect allotment space.

Closer to the house, a paved terrace provides a perfect spot for seating and al fresco dining, seamlessly connecting indoor and outdoor living. Additional planted areas feature a variety of established shrubs, ornamental trees and low-maintenance gravel sections, all thoughtfully arranged to create structure and visual appeal.

Overall, the gardens are a standout feature of the property, combining generous lawned areas with mature planting to create a peaceful, private and inviting outdoor space, ideal for families, gardeners and those who enjoy spending time outside.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs.		
(82-100) A	71	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		



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