

# Torrington Place, **Kenton**, EX6 8NF



A superb opportunity to purchase this individual 3/4 bedroom detached home situated in a quiet central location within this popular village. The property benefits from double glazing, gas central heating, double garage, landscaped garden and parking.

FREEHOLD, COUNCIL TAX BAND - E, EPC - C.

Guide Price £699,950

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## LOCATION

The popular village of Kenton is about mid-way between the city of Exeter and the coastal town of Dawlish. In addition to having its own village green and historic church there is also Powderham Farm shop which incorporates a post office and restaurant. The village also boasts The 'Rodean' serving more traditional a-la-carte cuisine whilst the 'Chi' takeaway specialises in fine oriental food. The local primary school also has an excellent reputation having achieved a 'good' rating in the latest OFSTED. There are many lovely walks to be enjoyed over the beautiful surrounding countryside whilst both the Exe Estuary and South Devon coast are only minutes away by car are the nearby estuary villages of Starcross and Cockwood with its pretty harbour and waterside inn.

## UPVC DOUBLE GLAZED FRONT DOOR AND SIDE WINDOWS TO.

### RECEPTION HALL

UPVC double glazed window to the front, radiator, telephone point, stairs rising to the first floor landing, coved ceiling with spot lights, fitted cupboard and airing cupboard. Doors to the principal rooms.

### LIVING ROOM

A stunning room with 2 radiators, 2 uPVC double glazed windows to the front and sliding patio door to the garden, feature wood burning stove, TV point, coved ceiling and wall light points.

### KITCHEN/DINING ROOM

A great social space with modern matching base and eye level units, central island unit with breakfast bar, modern work surfaces, fitted gas hob with extractor hood over, double oven, stainless steel single and a half bowl sink with drainer and swan neck mixer tap, integral

dishwasher, fridge and freezer, coved ceiling with spot lights, double glazed window to the front and rear of the property, double glazed window to the side, space for a good size table and chairs, 2 radiators and door to..

### UTILITY ROOM

Base and eye level units with roll top work surfaces, plumbing for a washing machine, radiator, double glazed window to the rear, door to the front and door leading to the garage.

### SECOND KITCHEN (ORIGINAL BEDROOM 4)

Double glazed door to the side of the property and coved ceiling and radiator. Modern base and eye level units, sink with drainer and mixer tap, hob with oven below and extractor hood over, space for a table and chairs.

### BEDROOM 3

Dual aspect room with windows looking onto the garden, 2 radiators, coved ceiling and door to..

### EN SUITE BATHROOM

Modern suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled walls, extractor fan and obscure double glazed window to the rear.

### FIRST FLOOR LANDING

A lovely galleried landing with wall light point and doors to..

### BEDROOM 2

Radiator, uPVC double glazed window to the front, telephone point, hatch to the loft space, 2 Velux windows to the rear and door to eaves storage.

### BEDROOM 1

A lovely space with 2 double glazed windows to the front,





2 radiators, TV point, double glazed window to the side, wall light points, fitted wardrobes to one wall with hanging space and shelving with a central walk in wardrobe section. Door to..

#### EN SUITE BATHROOM

Suite comprising large freestanding roll top bath with ball and claw, WC, pedestal wash hand basin, double shower enclosure, heated towel rail, extractor fan, spot lights and obscure double glazed window to the rear.

#### OUTSIDE

To the front of the property is a shared driveway leading to a private drive with parking for 4 plus cars, open covered porch way with decking and a lawned garden with access to the side of the property. To the rear is a landscaped garden with feature curved brick wall with integral lighting. level lawned garden and large paved patio, good size shed, part timber fence and hedge surround.

#### DOUBLE GARAGE

Up and over door, eaves storage, wall mounted gas central heating boiler, power and electric, door to the garden.

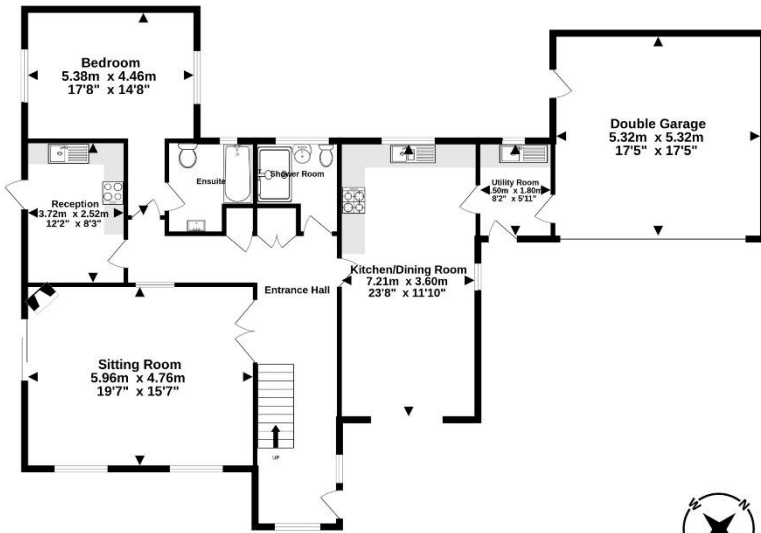
#### AGENTS NOTE

Bedroom 3 with en suite and the second kitchen can be separated off from the main house to create a self-contained area that has been previously used as a successful Air BNB should the purchaser be looking to generate an income from part of the property, equally the second kitchen could be removed and turned back into a 4th bedroom/ study depending on the purchasers needs.

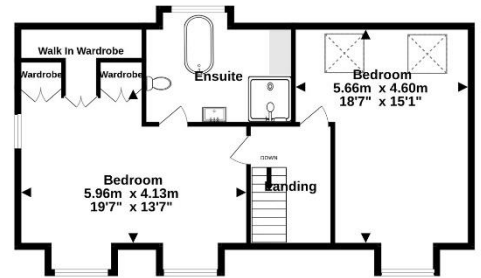
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**Ground Floor**  
146.8 sq.m. (1580 sq.ft.) approx.



**1st Floor**  
70.9 sq.m. (763 sq.ft.) approx.



**TOTAL FLOOR AREA : 217.7 sq.m. (2343 sq.ft.) approx.**

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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