

Sunnybank, **Kenton**, EX6 8LQ

A 3 bedroom semi-detached house situated in an elevated position within the popular village of Kenton. The property has a front and rear garden, driveway with car port, ground floor cloakroom and gas central heating. FREEHOLD, COUNCIL TAX BAND - C, EPC - C.

Prospective purchasers must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase. If there are two purchasers, only one person has to satisfy this requirement.

Guide Price £250,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

Stairs leading to the first floor and doors to:

LIVING ROOM

uPVC double glazed window to the front, coved ceiling and fireplace.

DINING ROOM

uPVC double glazed window and patio door leading to the rear garden, radiator, gas fire and storage cupboard.

KITCHEN

Matching base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, gas hob with extractor hood over and oven below, plumbing for appliances, 2 windows to the front, door leading to the rear garden and further door to:

CLOAKROOM

With WC and window to the rear of the property.

FIRST FLOOR LANDING

Window to the side and doors to:

BEDROOM 1

uPVC double glazed window to the front and radiator.

BEDROOM 2

uPVC double glazed window to the rear, radiator and picture rail.

BEDROOM 3

Window to the front and side of the property, radiator and picture rail.

SHOWER ROOM

A modern shower room with walk in shower, wash hand basin and WC with concealed cistern, storage cupboards and obscure uPVC double glazed window to the rear.

OUTSIDE

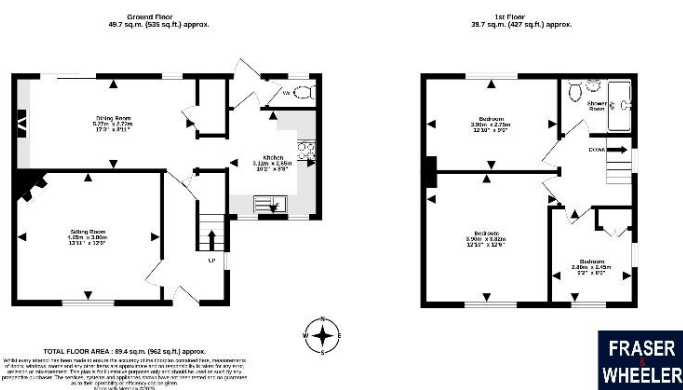
To the front of the property is a driveway leading to a car port, level lawn and access to the front door. To the rear is a good size enclosed garden with patio, level lawn brick built shed and a good degree of privacy.

AGENTS NOTE

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The property had Underpinning and Superstructure Repairs carried out and signed off in 1996 Ref. No: 96/00486/OTHFP.

Please note at the front of the property there is no drop kerb.



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Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.