



Feniton

Guide Price £319,950

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Feniton Gardens enjoys a convenient position situated in the heart of this popular village with all its excellent local amenities within walking distance including the highly regarded primary school, convenience store and railway station connecting Exeter and London Waterloo. The A30 dual carriageway is also within easy reach providing swift access to the Cathedral city of Exeter, M5 and the coast.

This three bedroom semi-detached property boasts spacious accommodation throughout and includes; front porch and entrance leading through to the well-equipped kitchen fitted with a range of wooden fronted cupboards and drawers both at base and eye level. There is plenty of room for modern appliances including space for a washing machine and a large American fridge/freezer. A spacious living/dining room provides a comfortable living space and room for a large dining table and chairs and the conservatory is a good size, offering flexible living accommodation with a nice outlook onto the garden. A useful storage cupboard in the hallway concludes the ground floor.

On the first floor are three good sized bedrooms with the main bedroom benefitting from built-in wardrobes and the family bathroom has been fitted with a modern white suite. The property has solar panels which generate a good source of income, gas central heating and uPVC double-glazed windows throughout.

To the front, the property is predominantly laid to lawn and interspersed with plants and shrubs with a pathway leading to the front door and a side gate leading through to the rear garden which has been landscaped with gravel for ease of maintenance. There is a hot tub with a shelter over and a useful carport. At the back of the garden is a single garage with light and power. Additionally the property also includes the large gravelled area and a 2nd garage offering plenty of space and storage.

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C

TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars, but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith, but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.





- A three bedroom semi-detached house
- Well-equipped kitchen
- Conservatory
- Family bathroom fitted with a modern white suite
- Single garage
- Walking distance of the local amenities
- Living/dining room
- Three good sized bedrooms
- Good sized garden
- Solar panels



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