



4 Kennaway Road

Guide Price £325,000

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Kennaway Road enjoys an elevated position, taking full advantage of the lovely views down the valley, perfectly framed by East and West Hill. The town and its range of excellent amenities are accessible, including the outstanding Primary and secondary schools. The A30 dual carriageway lies to the West of the town, providing swift access to the Cathedral city of Exeter, M5 and the coast.

This spacious semi-detached bungalow enjoys a generous plot with lovely views, front and rear gardens, and a driveway with a garage. While the property would benefit from modernisation throughout, it presents a fantastic opportunity for buyers to create a home tailored to their own style and would provide a comfortable home for both families or retired occupants alike. The well-proportioned accommodation is briefly comprised of a reception porch and a large sitting room with a picture window that highlights the pleasant views. The kitchen/breakfast room is fully fitted with an extensive range of cupboards and drawers at both base and eye level, whilst incorporating an eye-level double oven. The Oak effect worktops extend to create a breakfast bar, providing a social environment for family and friends to cook, dine and socialise together. There are three double bedrooms, one of which is currently used as a formal dining room, and a family bathroom is also available. The home is centrally heated by mains gas and benefits from uPVC double glazing throughout. In addition, the neighbouring bungalows demonstrate the excellent scope to extend, with a large loft space ideal for conversion (subject to planning), and potential to extend to the side, making this a property with huge long-term appeal.

The historic town of Ottery St Mary is one of East Devon's most sought-after locations, well known for its vibrant community spirit, charming architecture, and excellent local amenities. The town offers a wide range of independent shops, cafes, and pubs, along with a supermarket, medical centre, and highly regarded schools.

For those who enjoy the outdoors, Ottery is surrounded by beautiful countryside with scenic walks along the River Otter and easy access to the East Devon Area of Outstanding Natural Beauty. The nearby coastal towns of Sidmouth, Budleigh Salterton, and Exmouth are all within easy reach, offering beaches and seaside leisure.

Transport links are excellent, with the A30 providing swift access to Exeter, its international airport, and the M5 motorway. Nearby rail links at Feniton and Honiton connect directly to Exeter and London Waterloo, making Ottery an ideal location for commuters as well as those seeking a relaxed lifestyle.

VIEWINGS By prior appointment with Redferns on 01404 814306

DIRECTIONS What3words:///shipwreck.bookmark.bossy

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band D

TENURE Freehold

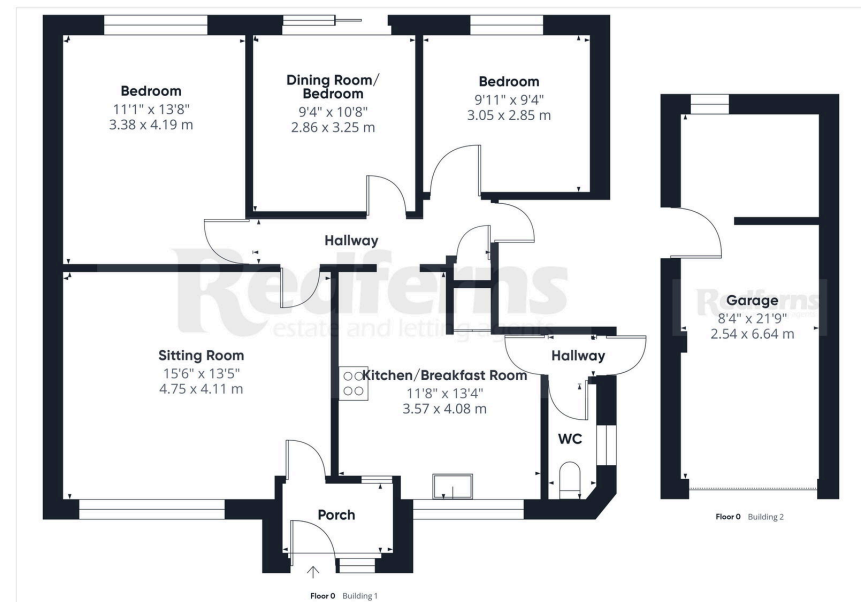
MOBILE & BROADBAND COVERAGE Broadband is not connected to this property. For specific checks, please use checker.ofcom.org.uk

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 to a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Semi-detached bungalow in sought-after location
- Generous sitting room and kitchen/breakfast room
- Family bathroom
- Three double bedrooms
- Requires refurbishment – ideal project property
- Excellent scope to extend – loft conversion or side extension (STP)
- Driveway and garage
- No onward chain and rear



Ottery St. Mary
Exeter
Sidmouth

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