

Manor Gardens, **Kenton**, EX6 8NQ

Benefitting from a fabulous setting this semi detached house enjoys a peaceful location with lovely open views over the village which can be fully enjoyed from the large rear garden. Well proportioned accommodation fitted with uPVC double glazing and gas central heating. Reception Hall, Living Room, Dining Room, Kitchen, Cloakroom, 3 Bedrooms, Bathroom. Large Garden. Garage.

Tenure: Freehold. Council Tax Band - D, EPC - D.

£350,000

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Location

Kenton is a highly sought-after village with a thriving community and an excellent range of local amenities. The village is perhaps best known for the historic Powderham Castle, offering beautiful parkland walks, resident deer, and a popular farm shop with post office. Additional amenities include a well-regarded restaurant, village hall, church, and primary school. Regular bus services provide convenient access to both Exeter and Dawlish, while a scenic cycle path follows the estuary to Exeter Quayside, passing a selection of waterside pubs along the way. The coastal towns and beaches of Dawlish and Teignmouth are just a short drive away. Nearby Starcross benefits from a railway station on the scenic Exeter-Plymouth line, providing connections to Exeter, including Exeter St Davids railway station with onward services to London, as well as destinations further south including Newton Abbot and Plymouth. The property enjoys a fabulous setting on the edge of the village yet still close to all the facilities.

Accommodation

The property offers well-proportioned accommodation fitted with uPVC double glazing and gas central heating with radiators to all principal rooms. A small entrance porch opens to the reception hall which in turn leads to the living room. This bright, double aspect room enjoys a lovely outlook over the garden towards distant countryside and feature fireplace forms a homely focal point. The dining room also enjoys the lovely outlook and leads to the kitchen which is fitted with a range of cupboard and drawer base and wall units and enjoys an outlook towards the countryside to the front. A rear lobby leads to the rear garden and there is also a useful cloakroom.

On the first floor are three bedrooms all of which enjoy the beautiful outlook and have built in wardrobes. The bathroom is finished with fully tiled walls and is fitted with a three piece suite with a shower over the bath.

Outside

The garden is a principal feature of the property with attractive beds to the front while the rear garden is laid mainly to lawn with large patio area offering the perfect place to enjoy this beautiful setting and soak up the sun throughout the day. At the foot of the garden an area has been fenced off beyond which is a small vegetable garden.

Parking

The property has a single garage, with power connected, in a small block adjacent to the garden.

Agents Note

We are advised that 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.

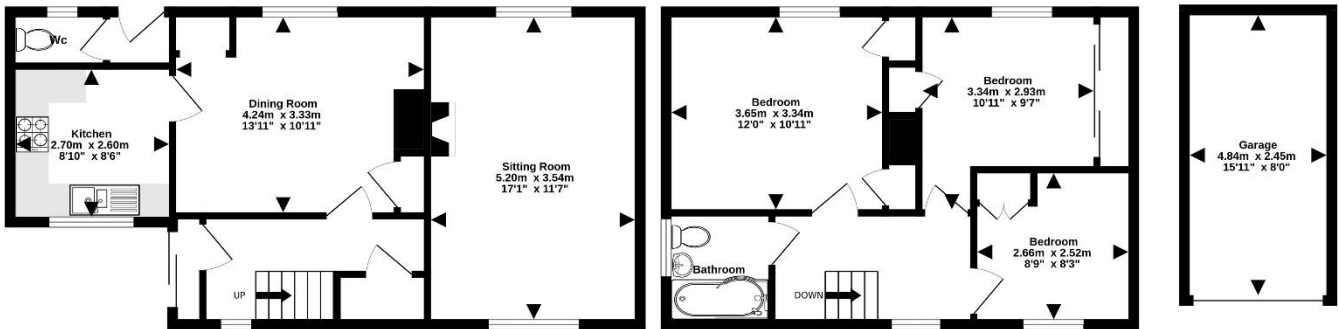




Ground Floor
48.0 sq.m. (527 sq.ft.) approx.

1st Floor
40.0 sq.m. (431 sq.ft.) approx.

Garage
11.9 sq.m. (128 sq.ft.) approx.



TOTAL FLOOR AREA : 100.9 sq.m. (1086 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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