



A lovely 3 bedroom thatched (new thatch 2023/2024) cottage situated on the edge of Kenton with lovely views to the front over Powderham Estate and a large garden to the rear with parking. FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

OIEO £315,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

Stairs to the first floor and door to:

SITTING/DINING ROOM

5.11m x 4.55m (16'9" x 14'11")

uPVC double glazed window to the front, feature beams to ceiling, radiator, uPVC double glazed doors to the garden and open to:

KITCHEN

2.76m x 2.22m (9'1" x 7'3")

Base and eye level units, roll top work surfaces over, sink with drainer and mixer tap, wall mounted boiler, gas cooker point, plumbing for a washing machine and space for a fridge/freezer. uPVC double glazed window and door to the garden.

FIRST FLOOR LANDING

Hatch to the loft space, airing cupboard and doors to:

BEDROOM 1

5.20m x 2.60m (17'1" x 8'6")

Window to the rear and fitted wardrobe.

BEDROOM 2

2.94m x 2.57m (9'8" x 8'5")

uPVC double glazed window to the front with lovely views over Powderham Estate.

BEDROOM 3

2.76m x 2.30m (9'1" x 7'7")

uPVC double glazed window to the side again with lovely views over Powderham Estate. Radiator.

SHOWER ROOM

Modern Suite comprising shower enclosure, WC, wash hand basin with storage below and obscure uPVC double glazed window to the rear.

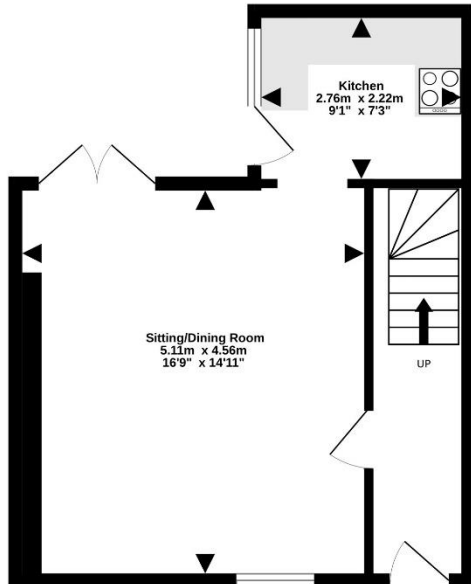
OUTSIDE

To the side of the property is a set of double gates that open into a gravelled parking area for a number of vehicles, a storage shed and patio to the rear of the property. A set of steps lead up to the main garden that is laid to lawn with a southerly aspect and an abundance of mature plants trees and shrubs.

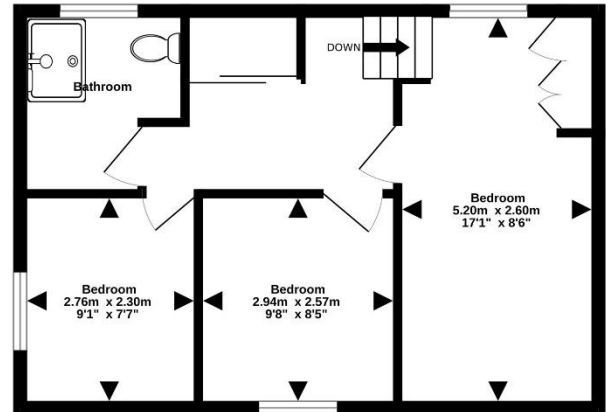




Ground Floor
35.0 sq.m. (377 sq.ft.) approx.



1st Floor
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 73.1 sq.m. (786 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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WHEELER**



19 Queen Street, Dawlish, Devon, EX7 9HB
Telephone: 01626 862379
Email: info@fraserandwheeler.co.uk
www.fraserandwheeler.co.uk



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