



PENHAYES ROAD

KENTON, EXETER, EX6 8NR



Robert Williams

SALES | LETTINGS | AUCTIONS

“This extended detached home has plenty to offer, with lovely spacious living areas and well appointed bedrooms”.



PENHAYES ROAD

KENTON, EXETER, EX6 8NR

A modern, extended four bedroom detached family home, positioned in a quiet location in the sought after village of Kenton. The property offers generous and flexible accommodation arranged over two levels, combining contemporary living with attractive outdoor space, making it well suited to family life and those seeking a peaceful village environment within easy reach of Exeter.

THE PROPERTY

The accommodation is both spacious and thoughtfully laid out, with the principal living areas designed to take full advantage of light and outlook. The front door from Penhayes Road enters to the first floor with stairs leading down to the living spaces on the lower level. Here, a well proportioned sitting room provides a comfortable everyday living space, while the modern kitchen/dining room forms the heart of the home, ideal for family life and entertaining, with ample space for dining and direct access into a bright conservatory overlooking the garden. The kitchen itself features integrated appliances and a large central island with breakfast bar and oak worktop. Off the kitchen is a very useful store, utility room and entrance vestibule/boot room to the side of the property.

The house benefits from four good-sized bedrooms with a large master en-suite. Three of the bedrooms are positioned at the rear of the house, overlooking the garden and enjoying views across the village. The modern family bathroom completes the accommodation on the upper level.

Outside to the front is a driveway which can accommodate several vehicles as well as a single garage. To the rear is a landscaped garden with areas of decking and lawn, creating an ideal setting for outdoor dining and relaxation. From the garden there is access to a footpath which provides a quick walking route to the village centre.





THE LOCATION

Kenton is a highly regarded Devon village, known for its strong community feel and attractive rural surroundings. The village offers a range of local amenities including shop, church and primary school. It is particularly well placed for access to Exeter, the A38 and surrounding countryside. Nearby coastal towns and beaches, along with excellent walking and cycling routes, further enhance the appeal, making this an ideal location for those seeking a balance of village life and accessibility.

SERVICES & INFORMATION

Parking: Driveway & Garage

Flooding- This is deemed to be very low risk for rivers & seas and very low for surface water.

Internet- We understand that standard, superfast and ultrafast broadband can be found in this locality providing a download speed up to 900Mbps.

Mobile Phone signal - Several networks are currently displayed as available at the property.

OUR OPINION

The current owners have renovated and extended the property to a very high standard with a quality finish throughout. It's a genuine 'turn key' home and a buyer could move in without any significant renovation needed.



Local Authority: Teignbridge Council

Council Tax Band: G

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C

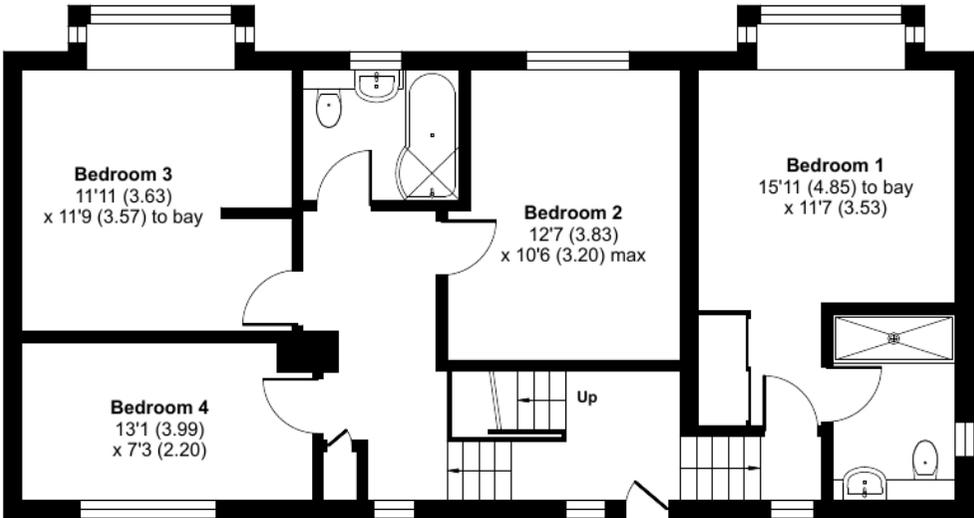
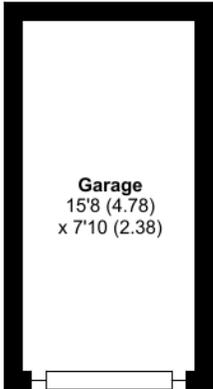




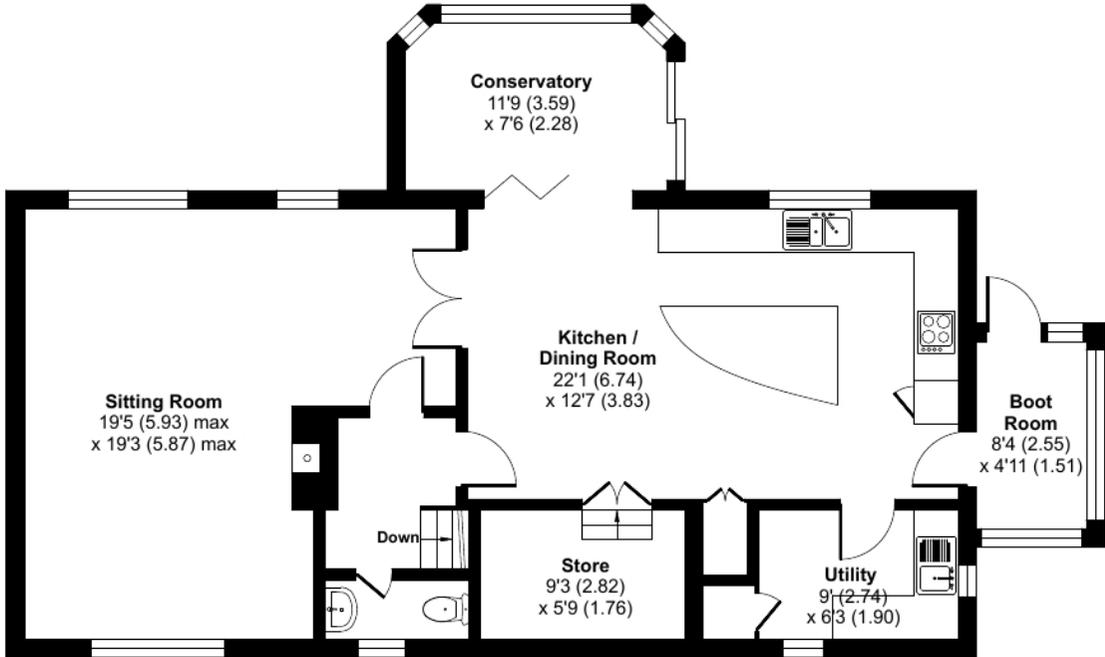
Penhayes Road, Kenton, Exeter, EX6

Approximate Area = 1792 sq ft / 166.4 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1914 sq ft / 177.7 sq m

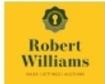
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GROUND FLOOR



FIRST FLOOR





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.