

Kenton Mews, **Kenton**, EX6 8LE

A one bedroom cottage located in the popular residential area of Kenton. The property benefits from an open plan lounge, kitchen and dining area including a wood burner, modern shower room, private garden and parking.

FREEHOLD, COUNCIL TAX BAND - A, EPC - D.

£159,950

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FRONT DOOR TO

ENTRANCE HALL

A welcoming entrance hall, bespoke fitted storage, plumbing and doors to:

OPEN PLAN KITCHEN/LIVING ROOM

UPVC double glazed window to the front, part vaulted ceiling, feature wood burner, uPVC double glazed doors leading to the rear porch with in turn leads to the rear, door to the bedrooms and open to the kitchen with modern matching base and eye level units, oven with hob over, extractor hood, sink unit, part tiled splash backs, uPVC double glazed window, small breakfast bar and feature beams to the ceiling.

BEDROOM

uPVC double glazed window and beamed ceiling.

SHOWER ROOM

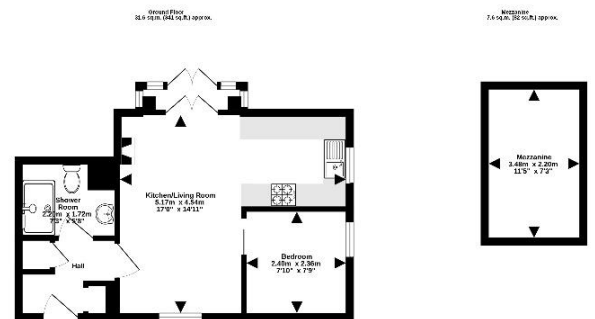
Modern suite comprising shower enclosure, WC, feature wash hand basin with storage below, Electric heated towel trail and high level window to the rear.

MEZZANINE

Accessed via a fold down ladder in the kitchen with beamed ceiling.

OUTSIDE

To the front of the property is a paved seating area and allocated parking for 2 cars. to the rear is a communal path linking the cottages that in turn gives access to the private garden that is mainly laid to lawn with establish plants and shrubs.



TOTAL FLOOR AREA: 33.3 sq.m (323 sq.ft) approx.

Use of space within the house should be made on the basis of the above measurements. It should be noted that these measurements are for information only and are not intended to be used as a basis for any legal proceedings. The measurements are taken to the best of our knowledge and belief and we do not accept any liability for any errors or omissions. The measurements are taken to the best of our knowledge and belief and we do not accept any liability for any errors or omissions.

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