



34 Penhayes Road



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Kenton, Exeter, Devon, EX6 8NR

Exeter centre (8 miles), M5 Junction 30 (6.9 miles)

A very well presented 4 bedroom detached family home with lovely views over the village, double garage and driveway parking.

- Well presented 4 bedroom detached home
- Lovely views over the village and church
- Open plan kitchen/dining room
- Short walk into village centre
- Council Tax band: E
- Double garage and driveway parking
- Large South West facing decked terrace
- Ensuite master bedrooms
- EPC: B
- Freehold

Guide Price £575,000

SITUATION

Penhayes Road is a quiet address in the centre of the village of Kenton. The village itself, is home to an excellent primary school (Ofsted Good), Church, Powderham Farm Shop, and a Post Office. There is a railway station approximately 2 miles in the village of Starcross and good access to the city of Exeter and Plymouth via the A38 Expressway. The historic cathedral city of Exeter lies to the north, offering a vibrant mix of shopping, dining, leisure and cultural opportunities. The city boasts a variety of independent boutiques alongside well-known high street names, a choice of theatres, cinemas and galleries, as well as a thriving café and restaurant scene.



ACCOMMODATION

From the driveway the front door opens into an entrance porch with a useful cupboard for coats with a door leading into the entrance hall. Stairs rise to the first floor, there is a ground floor cloak room with W.C and hand wash basin and ahead is the kitchen. A lovely room, at the rear is an impressive open plan kitchen/dining room with sliding door to the garden and lovely views over the village and in particular of the village Church. The kitchen is fitted with a modern range of base, wall and drawer units with a gas hob for cooking, and a range of fitted appliances and there is an adjoining utility room with a door to the side. From the dining area, glazed French doors open into a sitting room, dual aspect with windows to the front and rear and there is a door into the hall.

On the first floor, at the top of the stairs is a spacious landing leading onto 4 bedrooms, three located at the rear and enjoying the lovely views over the village including the master with an ensuite and there is a well appointed family bathroom with shower over the bath, hand wash basin and a low level W.C.

OUTSIDE

To the front of the house is a driveway providing parking for two cars leading to an attached double garage/work shop with double electric roller doors, power and light. To the rear is a gently sloping grass garden and a large decked area with a South West elevation, ideal for outside dining with a lovely view over the village, Church and nearby fields.

SERVICES

Current Council Tax: E

Utilities: Mains gas, electric and water

Drainage: Mains

Tenure: Freehold

Heating: Gas central heating from radiators

Standard, superfast and ultrafast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What three words: ///consoled.peach.paces



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1363 sq ft / 126.6 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 1684 sq ft / 156.4 sq m

For identification only - Not to scale

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