

naomi j ryan
estate agents

Flat - First Floor

Bedrooms: 2

Bathrooms: 1

Receptions: 1

TBC

Residents & Visitors Parking

Communal Grounds

Council Tax Band: C

£250,000 Leasehold

9 Oxton House,

Kenton, Exeter, EX6 8EX

www.naomijryan.co.uk

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£250,000 Leasehold

OXTON HOUSE



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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SUMMARY

Occupying a first-floor position within the prestigious Grade II Listed Oxton House, this charming two-bedroom apartment offers an enviable blend of period character, elegant proportions and beautiful communal surroundings. Residents of Oxton House enjoy access to approximately three acres of communal grounds, including woodland walks and a tennis court, providing a wonderful lifestyle opportunity rarely found with apartment living.

THE AREA

Oxton House enjoys a delightful setting on the edge of the highly regarded village of Kenton, one of the most sought-after locations in the Exe Estuary area. The village of Kenton enjoys a strong sense of community and offers a range of everyday amenities, including a primary school, popular farm shop and village church. The nearby Exe Estuary provides wonderful opportunities for walking and cycling, with the coastal towns and villages of Starcross, Dawlish and Exmouth all within easy reach. The Cathedral City of Exeter lies approximately eight miles away and offers an extensive range of shopping, dining, leisure and educational facilities together with excellent road, rail and air connections.
Surrounded by beautiful Devon countryside and coastline, Kenton offers an exceptional balance of rural charm and accessibility, making it a highly desirable place to call home.

THE PROPERTY

Oxton House is approached via a sweeping driveway that opens out in front of the building, creating a striking first impression. Residents' and visitors' parking is available to the front of the building and within a dedicated car park on a first-come, first-served basis. Access to the apartment is via an external staircase and communal entrance serving just two apartments. The communal entrance is notably spacious and provides useful ancillary space, currently utilised by the owner for coat hanging and boot storage. Internally, the accommodation displays much of the character associated with a property of this period, with high ceilings, sash windows and oak flooring throughout. The well-proportioned living room provides a comfortable and inviting space, enhanced by a sash window fitted with a shutter blind, whilst the kitchen/diner is fitted with a range of units and benefits from integrated appliances including a fridge/freezer and washing machine. Both rooms enjoy an outlook across the communal gardens. There are two generous double bedrooms, together with a bathroom featuring a freestanding bath. The property has access to a single garage located in a block of garages next to the visitors parking area.

LEASEHOLD INFORMATION

Length of Lease: 999 Years from 2005
Annual Service Charge: £1600.00 per annum
Annual Ground Rent: £10.00 per annum
Service Charge Review Period: Annually at AGM. No proposed increase currently.
Ground Rent Review Period: No proposed increase.

MATERIAL INFORMATION

Utilities: Mains electric, private drainage, sceptic tank.
Heating: Electric Heating.
Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. https://checker.ofcom.org.uk

AGENTS NOTE

Since professional photographs were taken of this property the current owner has replaced the white flooring for Oak flooring. This can be viewed on the 360 Virtual Tour available to view on our website.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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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.

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