



Connells

Kenivore Exminster
Exeter



Property Description

GUIDE PRICE £425,000 - £450,000

Tucked away in an enviable position within Exminster, this stunning semi-detached character home offers beautifully presented accommodation, private gated access, and far-reaching views across the village and surrounding countryside. Approached via a private gated driveway, the property benefits from ample off-road parking for multiple vehicles. The large enclosed front garden provides a wonderful outdoor space, with a patio stretching across the front of the house to fully enjoy the elevated outlook. A pergola-covered decked seating area positioned at the lower end of the garden creates the perfect spot for relaxing or entertaining. Internally, the property opens into a welcoming entrance hall with stairs rising to the first floor. Doors lead through to the spacious open plan living and dining area, a bright and inviting space enhanced by multiple windows and centred around an impressive wood burning stove. A further door leads into the kitchen, which enjoys a pleasant rear outlook over neighbouring fields. The ground floor also benefits from a useful utility area and convenient downstairs cloakroom. Upstairs, there are three spacious bedrooms, each enjoying fantastic views to both the front and rear aspects. A modern family bathroom serves all bedrooms and completes the first floor accommodation.

This exceptional home offers the perfect blend of character charm, modern practicality, and an idyllic tucked away setting.



Front Of The Property

Long driveway with parking for multiple vehicles. Good size area of lawn, decking area with pergola over and a timber shed. A large patio offers ample space for garden furniture.

Entrance Hallway

Access to all ground floor principal room, understairs storage cupboard and a wall mounted radiator.

Lounge

13' 4" x 11' (4.06m x 3.35m)

Double glazed window to the front and side of the property, feature fireplace with wood burner and a wall mounted radiator. Opening into the dining room.

Dining Room

10' 9" x 10' 4" (3.28m x 3.15m)

Double glazed window to the side of the property and a wall mounted radiator.

Kitchen

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed window to the rear of the property, wall and base units, Rangemaster oven with gas hob and extractor over, integrated dishwasher, space for fridge freezer, part tiled and a wall mounted radiator.

Utility Room

7' 9" x 7' (2.36m x 2.13m)

Double glazed window and door to the side of the property, wall and base unit, plumbing for washing machine and a wall mounted radiator. Door to cloakroom.

Cloakroom

Obscure double glazed window to the rear of the property, WC, wash hand basin and a wall mounted gas boiler.

First Floor

Split level landing, loft hatch, storage cupboard and a wall mounted radiator.

Bedroom One

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to the rear of the property, fitted wardrobes and a wall mounted radiator.

Bedroom Two

12' 10" x 8' 7" (3.91m x 2.62m)

Double glazed window to the front of the property and a wall mounted radiator.

Bedroom Three

9' 10" x 8' 7" (3.00m x 2.62m)

Double glazed window to the front of the property and a wall mounted radiator.

Bathroom

Obscure double glazed window to the rear of the property, bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Rear Of The Property

There is a small access area to the rear of the property with a retaining wall which backs onto the far reaching fields.









Total floor area 100.3 m² (1,080 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax Band: C

Tenure: Freehold

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Property Ref: EXR317875 - 0005