Regency
ESTATE AGENTS









KENWITH COTTAGE, PUMP LANE, ABBOTSHAM, EX39 5AZ £255,000

An extended 1930s semi-detached house in the popular village of Abbotsham, offering three bedrooms, two reception rooms, a kitchen/breakfast room and conservatory. Features include a good-sized rear garden, driveway parking, solar panels with battery storage and scope to personalise.

Kenwith Cottage, an extended 1930's semi detached house with a good sized garden and potential to tailor to individual tastes.

Situated within the popular village of Abbotsham, Kenwith Cottage is an extended 1930s semi-detached house offering well-proportioned accommodation, a pleasant outlook to the rear and scope for a new owner to refresh and personalise the gardens.

The ground floor provides a bay-fronted lounge, a separate dining room and a kitchen/breakfast room, creating a practical layout for everyday living. A conservatory extends the available living space and enjoys views across the rear garden, while a ground-floor shower room adds useful convenience.

On the first floor are three bedrooms, comprising two doubles and a smaller third bedroom, ideally suited to use as a nursery, dressing room or home office. The accommodation is completed by a modest, functional family bathroom.

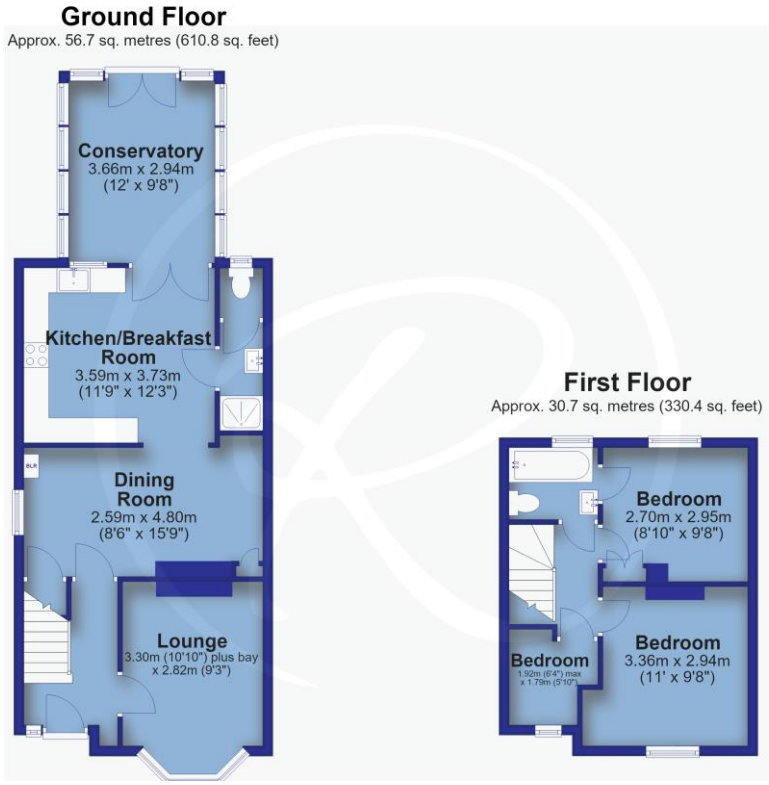
Further benefits include LPG central heating via a Worcester boiler, uPVC double glazing and photovoltaic solar panels, the household having the benefit of energy produced although not from a feed-in tariff.

Outside, a driveway provides off-road parking, while the good-sized rear garden offers plenty of space for outdoor enjoyment and presents an opportunity for fresh landscaping. The garden also features a timber outbuilding with a power connection, together with a further timber storage shed.

Offering character, extended accommodation and scope to enhance, Kenwith Cottage is well worth consideration by buyers seeking a home in a village setting with useful outdoor space and the opportunity to add their own touch.

Services: Mains electricity, water & drainage.
Energy Performance Certificate: TBC
Council Tax: BAND B (£1,977.35 per annum)





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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