

South Town Cottages, **Kenton**, EX6 8JE



A 2 double bedroom grade II listed thatched cottage with parking situated in the popular village of Kenton within walking distance of Powderham Castle. The property has a wealth of charm and character with feature beams. Internal viewings are highly recommended to fully appreciate the accommodation on offer.

FREEHOLD, COUNCIL TAX BAND - B, EPC - EXEMPT

£225,000

01626 862379

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LOCATION

Kenton is a thriving village and considered one of the most sought after in the Exeter area. The village boasts a church, primary school, restaurant, a community hall and playing fields. Powderham Castle and gardens, Country Store and Deer Park sit on the edge of the village. The village provides easy access to the Cathedral city of Exeter, being approximately eight miles away, the estuary village of Starcross and the seaside resort of Dawlish.

ACCOMMODATION COMPRISES (all room sizes approximate)

FRONT DOOR TO:

Thatched porch. Solid wood entrance door leading to:

ENTRANCE HALL

Stone paved flooring. Double door leading through to:

LIVING/DINING ROOM

4.85m x 4.54m (15'11" x 14'11")

A very spacious room with two secondary glazed windows to the front. Twin window seats. Original feature beamed fireplace with cast iron wood burner (decorative only as the chimney has been capped), decorative pillars and stone hearth. Oak flooring. Stairs leading up to the first floor. Recessed alcove under the stairs. Further window with window seat to the rear. Twin flintstone pillars leading through to:

INNER HALL

Tiled floor. Opening through to the kitchen and door to:

STORAGE AREA

The original front door leading to the main road is situated to the rear of this room behind boarding.

KITCHEN

2.40m x 2.31m (7'10" x 7'7")

Wood worktop surfaces in tiled splashback with an inset white ceramic sink with drainer. Hob. Wood fronted cupboards and drawers under with space for a slim line dishwasher and built-in double oven. Display shelving. Secondary glazed window to the front with deep window sill.

FIRST FLOOR LANDING

Built-in airing cupboard housing factory lagged cylinder. Shelving. Doors leading off to:

BEDROOM 1

5.19m x 2.44m (17'0" x 8'0")

Window to the front and feature beams.

BEDROOM 2

3.51m x 3.15m (11'6" x 10'4")

Secondary glazed window to the front with granite sill. Exposed beams. Fitted shelving. Alcove area wardrobe and storage. Max measurements and irregular shape room.

BATHROOM

Suite comprising corner panelled bath in tiled surround with electric shower over. Wash hand basin on granite topped vanity unit with cupboard under. Mixer tap in tiled splashback. Low level W.C. Opaque window to the rear with granite sill. Exposed beams. Electric stainless steel towel rail.





OUTSIDE

The property benefits from a slightly raised South facing courtyard garden with paving and a fence enclosure. There is also a share of a further garden and useful storage shed. Please note a right of access for the neighbouring properties runs along the rear of the property.

PARKING

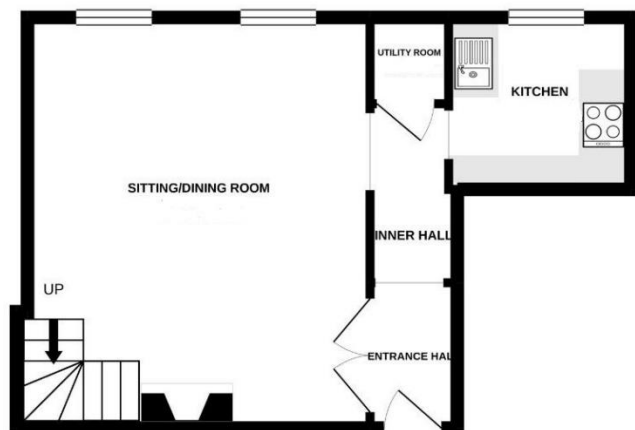
There is parking for circa 2 cars in tandem. N.B. The vendor has advised this area is on a separate title to the main home.

AGENTS NOTE

The property is Grade II listed. A chimney stack to the rear of the property has been rebuilt following collapse but does not have Building Regulations approval and/or Listed Building Consent. Buyers must rely on their own enquiries and are strongly advised to take independent legal and professional advice prior to exchange of contracts. No representation is given by the vendor or agent regarding compliance or consents.



GROUND FLOOR

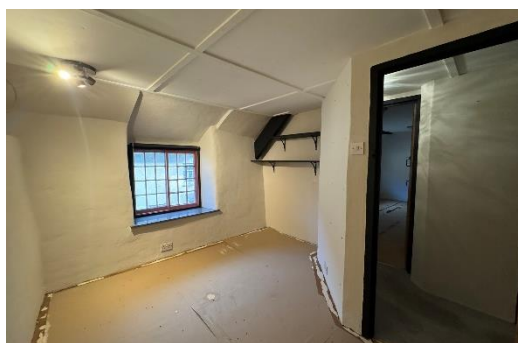
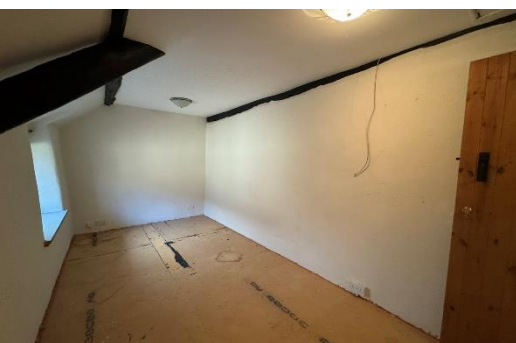


1ST FLOOR



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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