

Kenton Mews, **Kenton**, EX6 8LE

NO ONWARD CHAIN. Situated in the heart of a well-regarded village is this immaculate ground floor flat makes an ideal low maintenance home or bolt hole. It is situated close to the picturesque Powderham Caste Estate with its farm shop and other amenities and is just yards from a regular bus service and other facilities within the village. Fitted with uPVC double glazing and electric heating the accommodation comprises; Living Room, Kitchen, 2 Bedrooms, Bathroom, Communal Garden, Parking. LEASEHOLD, COUNCIL TAX BAND - B, EPC - D.

£195,000

01626 862379

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**FRASER & WHEELER**

## FRONT DOOR TO

### LOUNGE

4.71m x 3.04m (15'5" x 9'12")

A double aspect room with windows to the front and side, 2 electric heaters and door to;

### INNER HALL

Electric heater, useful storage cupboard and doors to;

### KITCHEN

3.26m x 2.04m (10'8" x 6'8")

Fitted with a range of modern cupboard and drawer base and wall units, plumbing for washing machine, electric hob with oven below, integrated fridge and freezer, opaque double glazed window to the side and tiled splash backs.

### BEDROOM 1

3.46m x 2.57m (11'4" x 8'5")

uPVC double glazed window to the rear and electric heater.

### BEDROOM 2

3.72m x 2.38m (12'2" x 7'10")

Electric heater, uPVC double glazed window to the front aspect.

### BATHROOM

Fitted with a white suite comprising panelled bath with electric shower and glass screen over, wash hand basin with storage below, low level WC. Extractor fan, spot lights and electric heated towel rail.

### OUTSIDE

To the rear of the property is a paved communal garden with washing line and access to an allocated parking space.



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