

Torrington Place, **Kenton**, EX6 8NF

Beautiful views towards the church and surrounding countryside can be enjoyed from this delightful cottage situated in a well regarded village with good access to Exeter and the beach at Dawlish Warren. Improved in recent years the property offers well presented accommodation comprising Sitting Room, Kitchen/Diner, 3 Bedrooms and Bathroom. To the rear is a delightful sunny garden.

No Onward Chain. Tenure: Freehold. Council Tax Band: C. EPC: C

£270,000

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This cottage offers a fabulous location with delightful views over the village to the surrounding countryside. Kenton is a popular village with an active community. It is well-known as the location for Powderham Castle with its deer, walks through its grounds and farm shop with post office. Other facilities include renowned restaurant, village hall, church and primary school. A regular bus service runs to both Exeter and Dawlish. There is a cycle path along the estuary to Exeter's Quay via numerous pubs, with beaches at Dawlish and Teignmouth only a few miles away. Starcross has a branch line railway station which links to Exeter St Davids and London plus Newton Abbot and Plymouth to the south.

The cottage retains much of its period charm and offers well presented accommodation fitted with uPVC double glazed windows and doors and in 2018 a new gas central heating system was fitted which is complimented by a wood burner in the kitchen/diner. The garden is a particular feature of the cottage, offering an idyllic village setting with sunny aspect and views over the village to the church and countryside.

Accommodation

Front door to;

Kitchen/Diner

5.22m x 3.72m (17'2" x 12'2")

Fitted with a range of cupboard and drawer base and wall units, with built in electric oven and hob, plumbing for washing machine and space for fridge freezer, wall mounted gas boiler serving the central heating and hot water systems. Wood burner, two windows to the front aspect, stairs to the first floor and door to;

Inner Hall

uPVC double glazed door to the rear garden and door to;

Sitting Room

4.13m x 2.54m (13'7" x 8'4")

A lovely sunny room with uPVC double glazed door to the rear garden and offering the view towards the church and countryside beyond. Wood burner.

First Floor Landing

Access to loft space and doors to;





Bedroom 1

3.89m x 2.28m extending to 2.99m (12'9" x 7'6" extending to 9'10")

An 'L' shaped room with window to the front aspect.

Bedroom 2

3.15m x 2.70m (10'4" x 8'10")

Window to the rear aspect with the views towards the church and countryside beyond.

Bedroom 3

2.57m x 2.00m (8'5" x 6'7")

Window to the rear aspect with the views towards the church and countryside beyond.

Bathroom

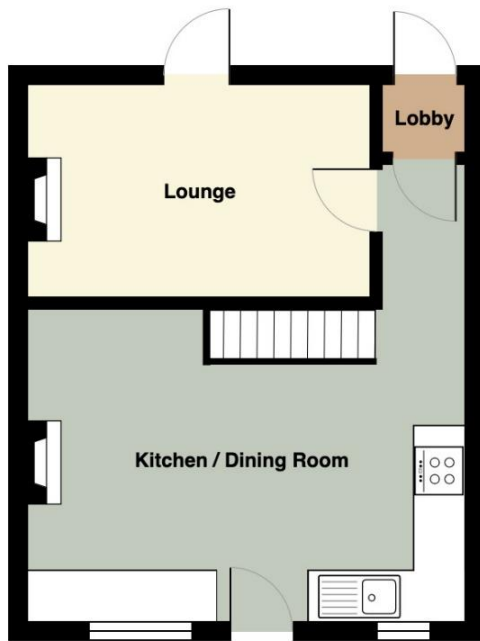
Fitted with a white suite of bath with electric shower over, wash hand basin and WC. Heated towel rail, window to the rear aspect,

Outside

To the rear of the property is a delightful garden which provides the perfect place to enjoy this great setting as it enjoys a sunny, southerly aspect and the fine views. It is laid mainly to lawn with flower borders and timber garden

shed. A gate provides rear access. Please note that the neighbouring properties have a right of access along a footpath to the rear of the property.





Ground Floor



First Floor



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