

Fore Street, **Kenton**, EX6 8LD

Delightful end of terrace cottage situated in the heart of a well regarded village with easy access to Exeter and the beach at Dawlish Warren. The property offers well presented accommodation retaining period charm and being fitted with uPVC double glazing and gas central heating. To the rear is a secluded sunny garden and there is a workshop/store and parking.

Tenure: Freehold. Council Tax Band: B EPC: D

£239,950

01626 862379

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**FRASER & WHEELER**



Situated in the heart of the village this delightful period cottage offers a great location close to the village amenities, regular bus services and there are endless miles of beautiful country lanes to explore. The cottage offers well proportioned accommodation with uPVC double glazed windows and doors and gas central heating with radiators to all principal rooms. It offers period charm with a quality wood burner adding to the cosy feel in the sitting room, exposed floorboards to some of the first floor and an open cast-iron fireplace in one of the bedrooms. Unusually for a period cottage in the village, Glass Cottage has the benefit of a parking space and the garden is a particular delight with substantial patio area and secluded lawn garden with fruit trees.

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.

### **Accommodation**

uPVC double glazed front door to;

### **Living/Dining Room**

**4.90m x 4.77m (16'1" x 15'8")**

A double aspect room with windows to the front and side, the focal point of the room is the fireplace with high quality wood-burner, wall lights, stairs to the first floor and window and door to;

### **Kitchen**

**3.12m x 2.92m (10'3" x 9'7")**

Fitted with a range of cupboard and drawer base and wall units and work surfaces with tiled splash backs, one and a half bowl sink unit, built in eye level electric double oven and gas hob, integrated freezer, space for fridge and plumbing for washing machine. Cupboard housing gas combination boiler, windows to the rear and side aspects and stable door to the rear garden.

### **First Floor Landing**

Varnished floor boards, stairs to attic and doors to;







### **Bedroom 1**

**3.25m x 2.82m (10'8" x 9'3")**

A double aspect room with windows to the side and rear looking onto the garden, varnished floorboards.

### **Bedroom 2**

**3.90m x 2.68m (12'10" x 8'10")**

Feature, working cast iron fire place, built in cupboard over the stairs, window to the front aspect.

### **Bathroom**

Fitted with a white suite comprising roll top spa bath, double shower enclosure, pedestal wash hand basin and WC. Radiator, varnished floorboards, built-in storage cupboard, fully tiled walls, windows to the front and side aspects.

### **Attic**

Approached via steep stairs and having some limited head height this great storage space

has been boarded and has shelving and Velux window.

### **Outside**

To the side of the property is a hardstanding parking area and brick built store/workshop with power and light and loft storage. There is a paved patio area ideal for entertaining and steps lead up to an secret garden. This area of level lawn is enclosed by hedges making it very private and there are a variety of fruit trees.

**Please note:** The neighbouring cottages have a pedestrian right of way along a pathway across the rear of the cottage and also to their respective gardens. The property is subject to a covenant by Teignbridge District Council (Section 37 of The Housing Act) which states the property can only be sold to a person or persons who have lived or worked in Devon for the past three years.







19 Queens Street, Dawlish, Devon, EX7 9HB  
Telephone: 01 626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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