

Willsland Close, **Kenton**, EX6 8NX



A well-presented three bedroom detached property situated on the edge of the popular village of Kenton. Enjoying beautiful countryside views, this spacious home offers extensive south facing gardens, a good size garage, and off-road parking. The accommodation briefly comprises an entrance porch and hallway, a generous living room, dining room, kitchen, utility porch, cloakroom, ground floor double bedroom, and family bathroom. Upstairs are two further double bedrooms and a versatile study/dressing room. This wonderful property combines village living with easy access to local amenities and countryside walks. FREEHOLD, COUNCIL TAX BAND - E, EPC - E.

Offers in excess of £475,000

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Location

The popular village of Kenton is about mid-way between the city of Exeter and the coastal town of Dawlish. In addition of having its own village green and historic church there is also Powderham Farm shop which incorporates a post office and restaurant. The village also boasts The 'Rodean' serving more traditional a-la-carte cuisine whilst the 'Chi' takeaway specialises in fine oriental food. The local primary school also has an excellent reputation. There are many lovely walks to be enjoyed over the beautiful surrounding countryside whilst both the Exe Estuary and South Devon coast are only minutes away by car as are the nearby estuary villages of Starcross and Cockwood with its pretty harbour and waterside inn.

Property Description

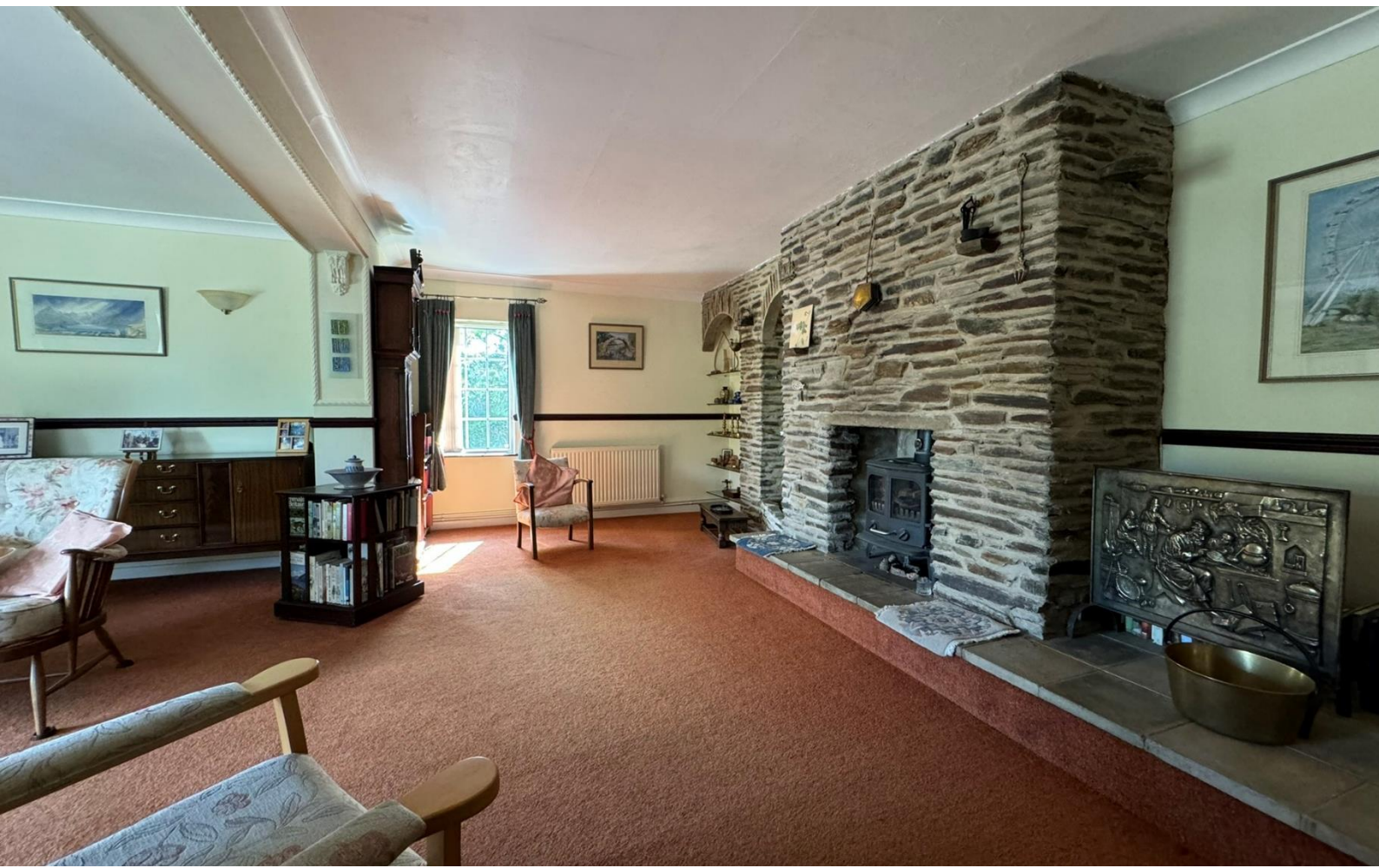
Ground Floor - A front door opens into the entrance porch, offering space for coats and shoes with a window to the front. This leads into the hallway, providing access to the living room, dining room, a double bedroom, bathroom, and separate cloakroom.

The generous living room features an inglenook fireplace with wood-burning stove, French doors opening to the garden terrace, and windows to both side aspects, creating a bright and inviting space. The dining room includes a window overlooking the rear and a feature fireplace, with a door through to the kitchen. The kitchen is fitted with a range of matching wall and base units with

polished stone worktops, tiled splashback, and a double stainless steel sink. Integrated appliances include a double eye-level oven and microwave, electric hob with extractor, dishwasher, and tall fridge freezer. There is tiled flooring, a window to the rear, and a door into the porch/utility room which houses the Worcester boiler, space for a washing machine, and provides external access.

The ground floor double bedroom benefits from a box bay window with window seat and stunning views, an additional window to the side, and ample built-in storage. The bathroom is fitted with a corner bath, separate shower cubicle, wash basin with mixer tap, hidden cistern WC, and an obscured window to the side aspect.

First Floor - Stairs rise to the first floor landing, leading to two further double bedrooms, both with windows enjoying stunning countryside views and built-in eaves storage. Bedroom two also benefits from a door to a versatile study/dressing room, featuring generous additional storage into the eaves, a skylight to the side, and a cupboard housing the hot water tank.





Gardens, Garage & Parking - The property boasts extensive gardens with far-reaching views from an elevated position across the surrounding hillsides. French doors open onto a terrace ideal for outdoor dining, with steps down to a lawned area featuring raised flowerbeds stocked with a variety of plants and shrubs. A raised deck at the bottom of the garden offers an ideal vantage point to admire the views. A side gate provides access to the driveway with off-road parking for multiple vehicles. An electric door opens to the garage, which is serviced by power and lighting, and has a window and door to the side.

Agents Note

We have been advised by the vendors that the following works have been carried out at the property prior to their ownership:

Loft conversion (1981/1982)

Rear extension (1988)

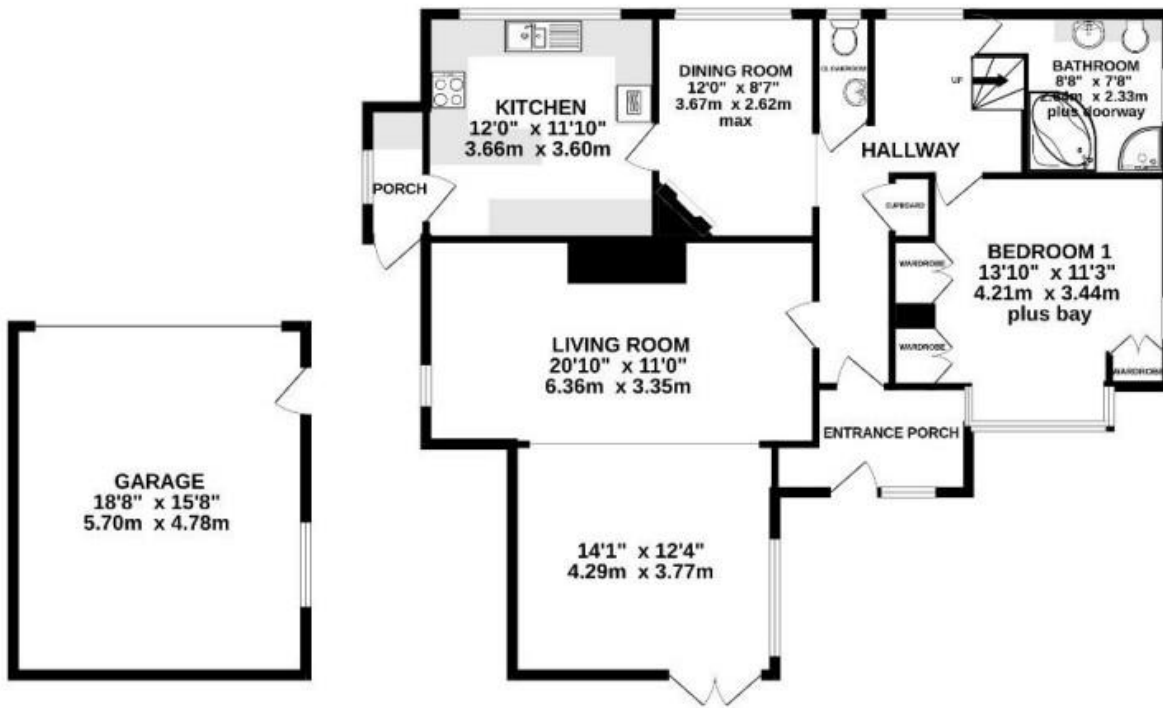
Garage construction (2006)

Please note that there are no building regulation completion certificates available for the loft conversion or rear extension. We are informed that the loft conversion predates building regulation

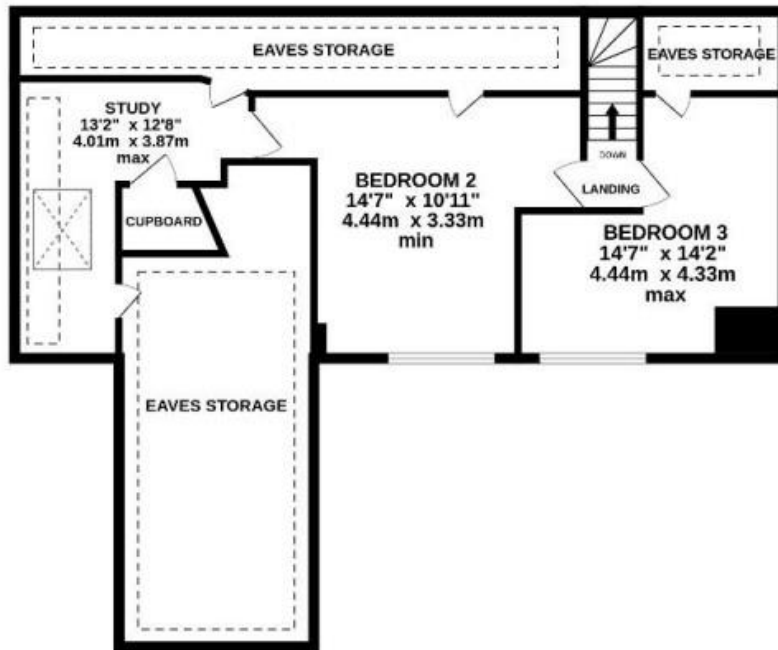
requirements. With regard to the garage, there is a covenant which stipulates only one dwelling on the site. It is understood that the garage is ancillary to the main house and is therefore considered part of the single dwelling.

To address this, the vendors have advised that a lack of building regulation indemnity policy will be provided. If you have any questions regarding building regulations, indemnity policies, or the legal implications, please consult your conveyancer for tailored advice.





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