Castle Gate, Kenton, EX6 8SQ

A rare opportunity to purchase a spacious detached bungalow in a well regarded village offering easy access to Exeter and sandy beaches. The property offers beautiful gardens and well presented accommodation comprising; 2 reception rooms, kitchen, utility, 4 double bedrooms, 2 bathrooms and cloakroom. Double garage and ample parking.
Tenure: Freehold. Council Tax Band: G. EPC: C

£775,000

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Location

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. Nearby Starcross has a branch line railway station which links to Exeter St Davids and London plus Newton Abbot and Plymouth to the south.

Accommodation

The property offers well presented, spacious accommodation with uPVC double glazed windows and gas central heating with radiators to all principal rooms. The bright, 'L' shaped sitting room has a large picture window overlooking the front garden and connects to the dining room which opens on to the rear garden. Recently updated to a high standard, the kitchen is fitted with a comprehensive range of units with integrated dishwasher and fridge freezer and there is a useful utility room.

There are four comfortable double bedrooms, two of which with built in wardrobes and one currently used as a study. The main bedroom has a bay window to the front aspect and a fully tiled en-suite bathroom. The family bathroom is also fully tiled and finished to a high standard.

Outside

The garden is a particular feature of the property with carefully planted and well stocked borders that can be enjoyed from the patio which is a great place for relaxing or entertaining. At the lower end of the garden is a relatively young orchard with a variety of fruit trees. To the side of the property are further areas of interest with secluded seating areas and to the front is open lawn and trees.

Parking

The driveway to the front of the property provides ample, easy parking and leads to the double garage with electric roller door, window and courtesy door to the rear.

Measurements

Sitting Room
20'0" x 18'6" (6.10m x 5.64m)

Dining Room
13'11" x 10'2" (4.24m x 3.10m)

Kitchen
19'6" x 11'8" (5.94m x 3.56m)

Utility
9'8" x 5'11" (2.95m x 1.80m)

Bedroom 1
15'3" x 14'7" (4.65m x 4.45m)

Bedroom 2
12'8" x 10'2" (3.86m x 3.10m)

Bedroom 3
11'0" x 10'2" (3.35m x 3.10m)

Bedroom 4
10'2" x 9'7" (3.10m x 2.92m) plus wardrobes

Garage
21'4" x 19'8" (6.50m x 5.99m)

Key Features

Property Type	Bedrooms	Bathrooms	Year Built
Detached	4 Bedrooms	2 Bathrooms	1983-1990

Key Details

UPRN	Floor Area	Plot Size	Council Tax	Flood Risk Rivers & Seas	Flood Risk Surface Water	Conservation Area
100040310346	1,614 ft² 150 m²	0.31 acres	Band G £4,188	Very low	Very low ?	No

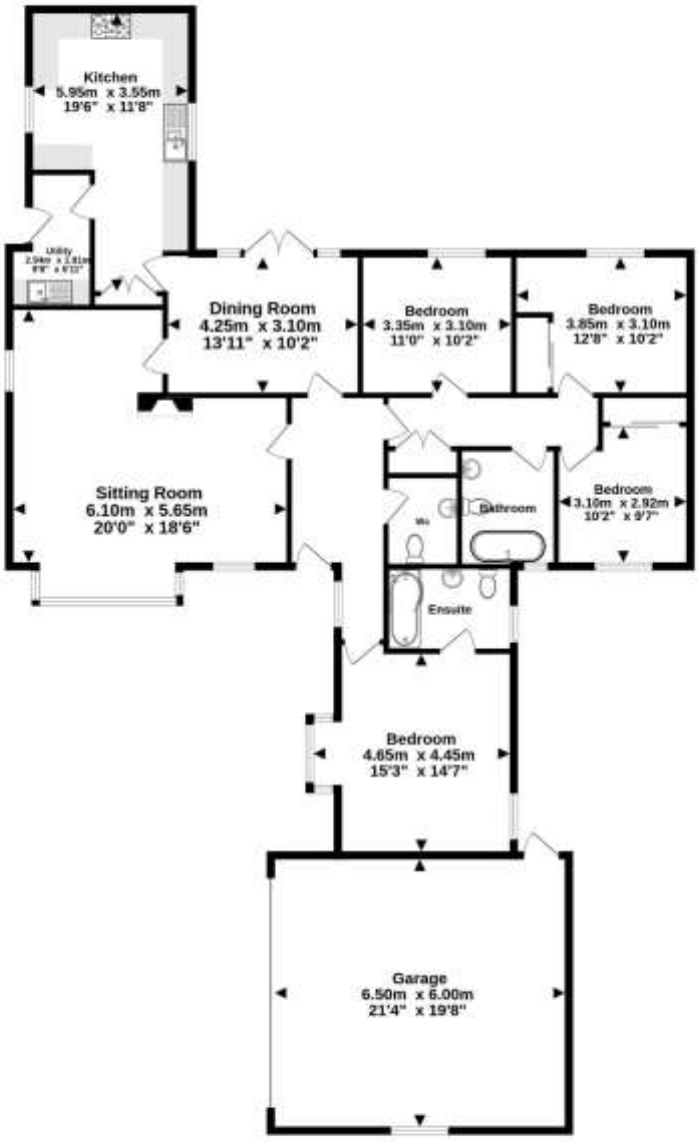
Land Registry

Last Sold	Tenure	Title Number
21/11/2014	Freehold	DN202074
Sold Price		
£525,000		

Mobile, Broadband & TV

Estimated Broadband Speeds	Mobile Signal (based on calls indoors)		Cable/Satellite TV Availability	
Standard - 16 mbps	EE	O2	BT	✓
Superfast - 80 mbps	3 (Three)	Vodafone	Sky	✓
			Virgin	✗

Ground Floor
186.2 sq.m. (2004 sq.ft.) approx.



TOTAL FLOOR AREA : 186.2 sq.m. (2004 sq.ft.) approx.

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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