

High Street, **Kenton**, EX6 8ND

A unique opportunity to purchase this spacious 3 bedroom cottage situated in the popular village of kenton with the advantage of a good size rear garden, large outbuilding, wood burner and gas central heating.

FREEHOLD, COUNCIL TAX BAND - D, EPC - C.

£349,950

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR TO

PORCH

Door to:

DINING ROOM

Radiator, picture rail, window to the front, engineered wood flooring and open to:

SITTING ROOM

2 windows to the front, wood flooring, brick fireplace with wood burner and stairs leading to the first floor.

KITCHEN

Matching base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, gas hob with extractor over, fitted double oven, plumbing and space for appliances, windows and door leading to the rear.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

A spacious room with 2 windows to the front, radiator and fitted wardrobes to one wall.

BEDROOM 2

A lovely spacious room with high ceiling and window to the front of the property.

BEDROOM 3

Window to the rear of the property.

BATHROOM

Suite comprising panelled bath, WC, wash hand basin, Shower enclosure, part tiled walls and window to the rear.

CLOAKROOM

With low level WC.

OUTSIDE

To the rear of the property is a private courtyard. From the courtyard you can access the outbuilding. The main body of the garden is situated behind the outbuilding looking towards the church. The main garden is laid to lawn with established plants, trees and shrubs and 3 good size storage sheds and greenhouse, alongside a sunny aspect.

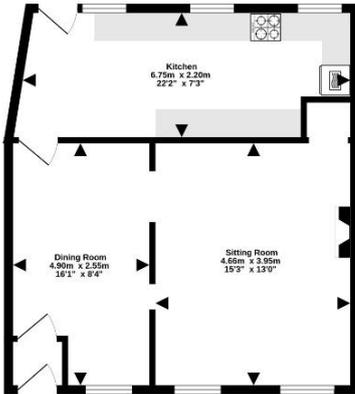
OUTBUILDING

A fantastic space with numerous possibilities subject to the purchasers individual needs. The space has windows looking into the courtyard area of the garden, door to the rear leading to the main garden and a useful WC.

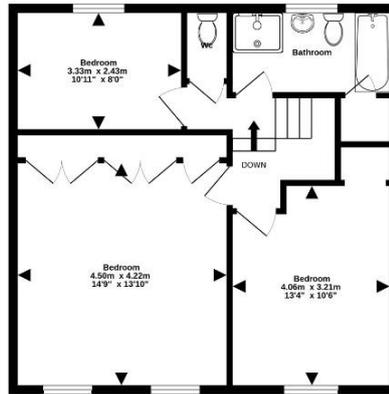




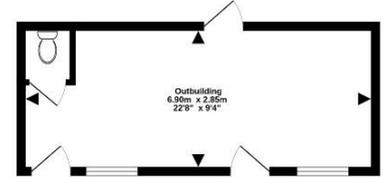
Ground Floor
49.7 sq.m. (535 sq.ft.) approx.



1st Floor
55.5 sq.m. (598 sq.ft.) approx.



Outbuilding
19.7 sq.m. (212 sq.ft.) approx.



TOTAL FLOOR AREA : 124.9 sq.m. (1344 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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