

Sunnybank, **Kenton**, EX6 8LQ

Conveniently situated on the edge of this highly regarded village the property offers good access to a range of local amenities. The garden extends to the side and rear of the property and also offers the fine views. The accommodation which is fitted with gas central heating and uPVC double glazing comprises; Entrance Hall, Living Room, Kitchen/Breakfast Room, Study/Playroom, Cloakroom, 3 Bedrooms, Bathroom, Good Size Garden.

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

Offers in excess of £275,000

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FRONT DOOR TO:

ENTRANCE HALL

uPVC double glazed window to the side aspect, radiator, tiled flooring, picture rail, stairs to the first floor, doors to:

SITTING ROOM

uPVC double glazed window to the front aspect, fireplace with wood burning stove on a slate hearth, radiator, TV point, picture rail.

KITCHEN/DINING ROOM

Fitted with a matching range of base and eye level units with roll edge worktops, sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, space for an electric oven with pull out extractor hood over, radiator, uPVC double glazed window and sliding patio door to the rear garden.

STUDY/PLAYROOM

uPVC double glazed window to the side aspect, radiator, laminate flooring, telephone point, uPVC double glazed door to the front and door to:

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with tiled splashback and low-level WC. uPVC opaque double glazed window to the rear aspect.

FIRST FLOOR LANDING

uPVC double glazed window to the side aspect with views over the village and countryside, picture rail, access to loft space, doors to:

BEDROOM 1

uPVC double glazed window to the front aspect, fitted with a range of wardrobes with hanging rails and shelving to one wall, radiator, picture rail.

BEDROOM 2

uPVC double glazed window to the rear aspect with the far reaching view over the village and countryside, radiator, picture rail, shelved recessed cupboard.

BEDROOM 3

Including stair bulkhead. A double aspect room with uPVC double glazed window to the front and side aspect with views of the village and countryside, radiator, recessed spotlights.

BATHROOM

Fitted with a three piece modern white suite comprising panelled bath with shower over, vanity wash hand basin with cupboard under and close coupled WC, uPVC opaque double glazed window to rear aspect, radiator, tiled flooring and part tiled walls.





OUTSIDE

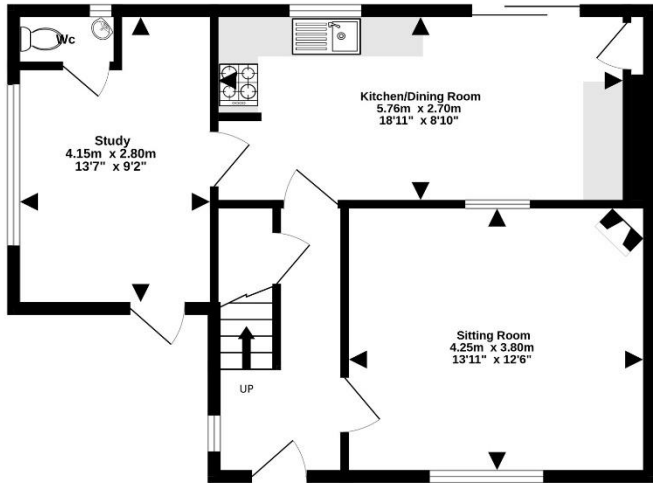
To the front of the property is an area of lawn with a pathway leading to the side of the property providing rear access. The rear garden is laid mainly to lawn with a variety of shrubs and trees. Gravel and paved seating areas offering sheltered or elevated seating areas and a paved patio with pergola from where this great setting can be fully appreciated. There is also a useful brick built garden store.

AGENTS NOTE

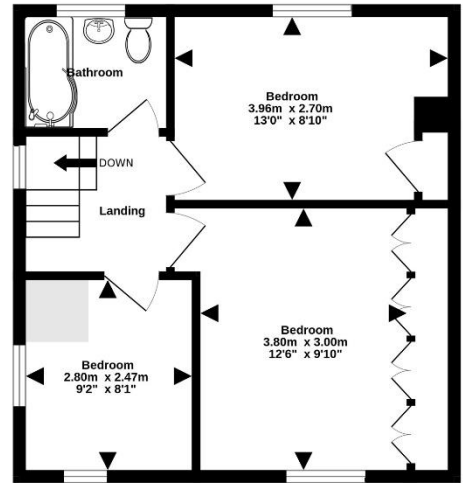
We are advised that prospective purchasers must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase. If there are two purchasers, only one person has to satisfy this requirement.



Ground Floor
50.3 sq.m. (542 sq.ft.) approx.



1st Floor
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 89.5 sq.m. (964 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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