

Bramley Close, Kenton, EX6 8JZ



A well-presented and extended three bedroom semi-detached family home situated in a sought after residential cul-de-sac within the popular village of Kenton.

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

£360,000

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ACCOMMODATION

The property has been significantly improved and features a spacious open-plan kitchen, dining and family room extension with part vaulted ceiling, skylights and full-width bi-fold doors opening onto the rear garden.

The accommodation also includes a separate living room, ground floor shower room, modern family bathroom and three first-floor bedrooms.

Outside, the property benefits from driveway parking, a detached garage and an enclosed rear garden with decking and lawned areas.

The property is conveniently located for village amenities, local schooling and transport links to Exeter, the M5 and the South Devon coastline.

ENTRANCE HALL

Part glazed entrance door leading into the hallway. Wood flooring, staircase rising to the first floor, radiator, understairs storage area and doors to principal rooms.

SHOWER ROOM

Fitted with a low-level WC, wash hand basin, shower enclosure, electric heated towel rail, spot lights and extractor fan.

LIVING ROOM

A comfortable reception room positioned to the front of the property with large window overlooking the frontage. Feature fireplace, radiator and opening through to:

KITCHEN/DINING/FAMILY ROOM

A striking extended open-plan living space forming the heart of the home.

The kitchen is fitted with a comprehensive range of contemporary wall and base units incorporating a central island with breakfast bar seating and induction hob. Integrated appliances include eye level oven, fridge/freezer and dishwasher. Work surfaces with inset sink and drainer, tiled splashbacks and ample storage.

The family area benefits from a vaulted ceiling with twin rooflights and full-width bi-fold doors opening directly onto the rear deck and garden, creating excellent indoor-outdoor entertaining space.

FIRST FLOOR LANDING

Window to side aspect and access to all first-floor accommodation.

BEDROOM 1

Double bedroom with fitted wardrobes, airing cupboard and window overlooking the front of the property with views towards the Powderham Estate.

BEDROOM 2

Double bedroom with radiator and window to the rear aspect over the garden and towards the church.

BEDROOM 3

Single bedroom currently arranged as a nursery, with window to the front aspect, radiator and cupboard over the stairs.





BATHROOM

Modern white suite comprising panelled bath with shower over and glazed screen, low-level WC and wash hand basin. Obscure glazed window and tiled walls.

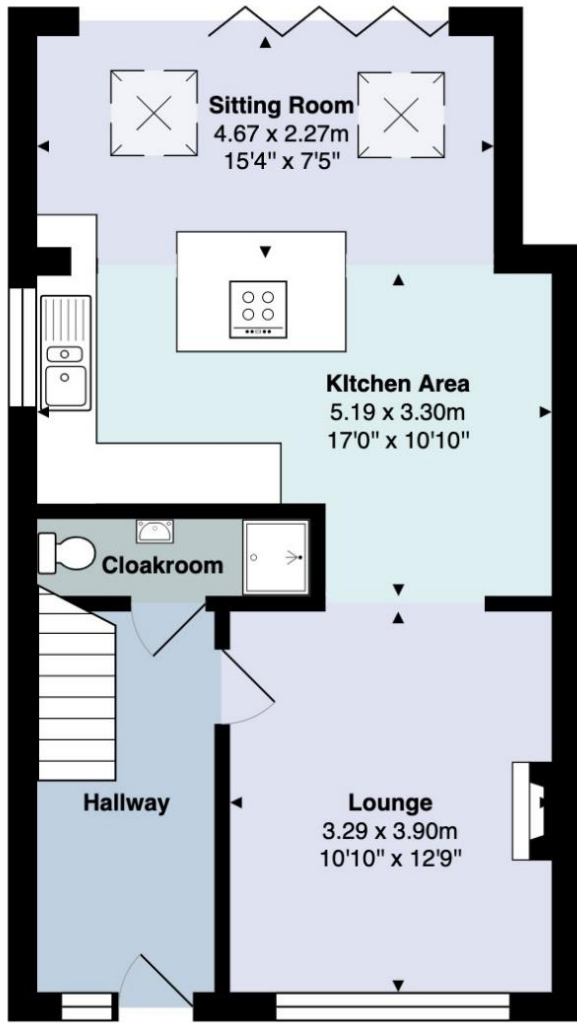
OUTSIDE

Front: Driveway providing off-road parking. Pathway leading to the front entrance.

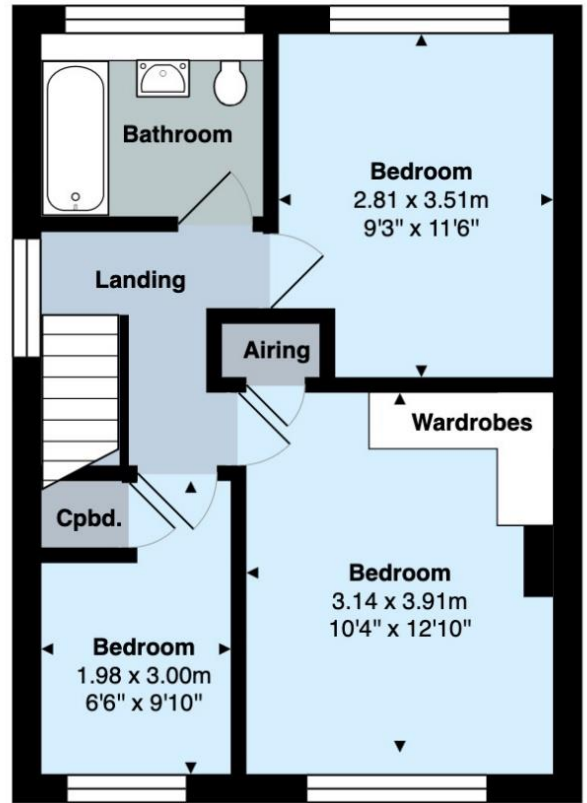
Rear Garden: An enclosed rear garden arranged with a raised decked seating terrace directly adjoining the property and accessed via bi-fold doors from the family room. Beyond the decking is a level lawn enclosed by mature planting, shrubs and fencing, providing a pleasant family-friendly outdoor space.

Garage: Located to the rear/side of the property, plumbing and power connected, providing useful storage and potential workshop space (buyers should satisfy themselves regarding dimensions and suitability for intended use).





Ground Floor
Approx. Floor Area: 50.1 m² ... 539 ft²



First Floor
Approx. Floor Area: 39.7 m² ... 427 ft²



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