

St Annes, **Kenton**, EX6 8LJ

Stunning views over this well regarded village towards the nearby countryside can be enjoyed from this end of terrace house. It also boasts a good size sunny garden which offers a fabulous place to fully enjoy this delightful setting. The property offers well-presented and spacious accommodation with uPVC double glazing and gas central heating.

Tenure: Freehold, Council Tax Band - B, EPC - D.

We have been advised that Section 157 of the Housing Act 1985 states that a purchaser has to confirm that they have lived or worked in Devon for the last 3 years to be able to purchase the property.

£299,950

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FRONT DOOR TO:**ENTRANCE HALL**

uPVC double glazed window to the front, radiator, stairs with understairs storage cupboard and doors to:

LOUNGE

Coved ceiling, uPVC double glazed window to the front, radiator and serving hatch to the kitchen/dining room.

KITCHEN/DINING ROOM

Modern matching base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, hob with oven below, space for a dishwasher, electric fire, uPVC double glazed windows to the rear, radiator, storage cupboard housing the central heating boiler and side door leading to:

SIDE PORCH

uPVC double glazed door to the front and rear leading to the garden, radiator and doors to:

UTILITY AREA

Plumbing for a washing machine, base and eye level units, tap and uPVC double glazed window to the front.

CLOAKROOM

comprising WC, sink, tiled floor and uPVC double glazed window to the rear.

FIRST FLOOR LANDING

Hatch to the loft space with coved ceiling, uPVC double glazed window to the side with open views. Doors to:

BEDROOM 1

uPVC double glazed window to the front with open aspect. Radiator.

BEDROOM 2

uPVC double glazed window to the rear with stunning views over the surrounding area. Radiator.

BEDROOM 3

uPVC double glazed window to the front and side, radiator, coved ceiling and storage cupboard.

SHOWER ROOM

Modern suite comprising corner shower enclosure, WC, wash hand basin with vanity unit, heated towel rail, obscure uPVC double glazed window to the rear, spot lights, tiled walls and floor.

OUTSIDE

To the front of the property is parking with path to the front door and gate providing side access and leading to the rear garden. The rear garden is a real feature of the property with an abundance of mature trees, plants and shrubs. Good size brick built garden shed, level lawn and a high level of privacy.

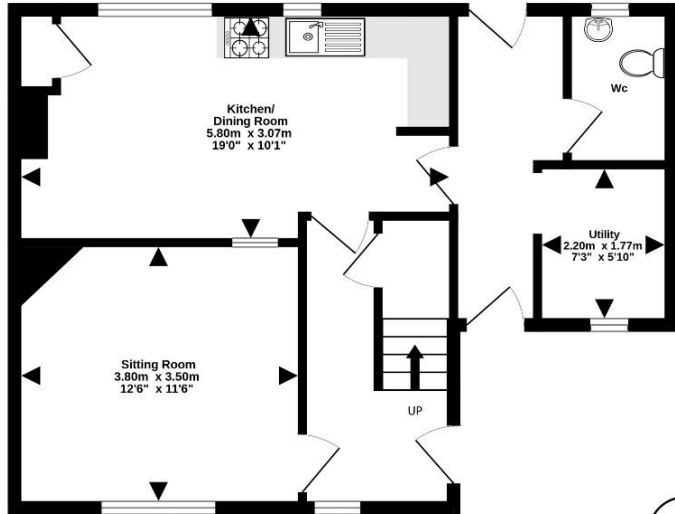
AGENTS NOTE

In accordance with Section 21 of the Estate Agents Act 1979, we hereby declare that the seller of this property is a connected person of Fraser & Wheeler, being a relative of one of the directors/proprietors of the firm.

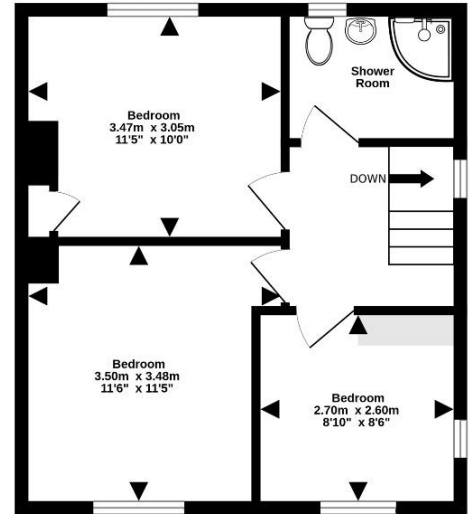




Ground Floor
49.3 sq.m. (530 sq.ft.) approx.



1st Floor
37.6 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA : 86.8 sq.m. (935 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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