



West of 

Penhayes Road
Kenton £480,000

Penhayes Road

Kenton . £480,000

A rare opportunity to buy in one of the most sought after residential areas of Kenton. Superb three bedroom detached home situated on a large plot with large garden and ample parking, plus potential to extend (subject to consents). This lovely home features; attractive entrance and split level entrance hallway, very large double aspect lounge/dining room, generous sized kitchen with door and two steps leading down to a useful basement room/utility, cloakroom, three double bedrooms and bathroom. A real feature of the property is the large rear gardens with large paved sun terrace and steps leading down to a large lawned garden. Chain Free.

Detached | Three double bedrooms | Wonderfully spacious lounge/dining room | Good size kitchen | Useful storage room/Utility | Family bathroom | Large garden | Driveway parking for up to four vehicles | Detached garage | Highly sought after area of Kenton

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Upvc double glazed front door to entrance hallway.

ENTRANCE HALLWAY

Attractive split level entrance hallway with Upvc double glazed window to front aspect. Stairs to first floor and lower ground floor. Coat hanging space. Radiator.

LOWER GROUND FLOOR

STAIRS/HALLWAY

Stairs from entrance hallway to lower ground floor hallway. Telephone point. Doors to cloakroom, lounge/dining room and kitchen.

CLOAKROOM

7' 0" x 3' 0" (2.13m x 0.91m) Upvc double glazed window to front aspect with obscure glass. Coloured suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Radiator.

LOUNGE/DINING ROOM

19' 11" x 19' 6" (6.07m x 5.94m) (narrowing to 13' 0" (3.96m)) Wonderfully spacious L shape double aspect lounge/dining room with Upvc double glazed windows to front and rear aspect. Coved ceiling. Three radiators. Feature fireplace with stone mantle and hearth, open grate currently covered with free standing electric fire. TV and telephone points.



KITCHEN

12' 9" x 9' 4" (3.89m x 2.84m) Generous sized kitchen with Upvc double glazed window to rear aspect with outlook over the garden. Fitted kitchen with range of base and wall units in cream finish with wood effect trim. Roll-edge worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker with fitted extractor hood over. Space and plumbing for dishwasher/washing machine. Space for free standing fridge/freezer. Further appliance space. Radiator. Wall mounted gas boiler. Upvc part glazed door to side access. Door to useful basement/utility room.

BASEMENT/UTILITY ROOM

9' 8" x 6' 5" (2.95m x 1.96m) (some height restriction) Two steps lead down from kitchen to a useful room with light and power. Space and plumbing for washing machine and dryer.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and spacious first floor landing with Upvc double glazed window to front aspect. Radiator. Hatch with pull down ladder to part boarded loft space, light and power. Door to airing cupboard complete with hot water tank and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

12' 2" x 11' 10" (3.71m x 3.61m) (max) Spacious master bedroom with large feature Upvc double glazed box bay window offering lovely views over the gardens and countryside beyond. Radiator. Sliding mirror doors to double wardrobe complete with hanging rail and shelf. Telephone point.

BEDROOM 2

12' 10" x 10' 6" (3.91m x 3.2m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with lovely views over the gardens and countryside beyond. Radiator.

BEDROOM 3

13' 3" x 7' 3" (4.04m x 2.21m) Double bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

7' 2" x 6' 5" (2.18m x 1.96m) Upvc double glazed window to rear aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment. Chrome ladder style radiator.

OUTSIDE

FRONT

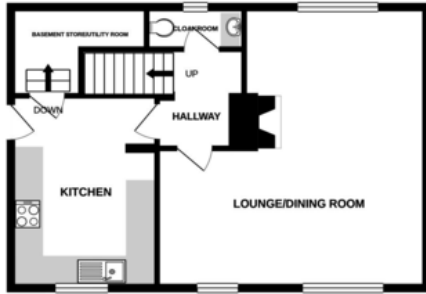
Large tarmac driveway offering parking for up to three/four vehicles. Up and over door to single detached garage with light and power, and eaves storage. Path to front entrance and gate to side/rear garden.

GARDENS

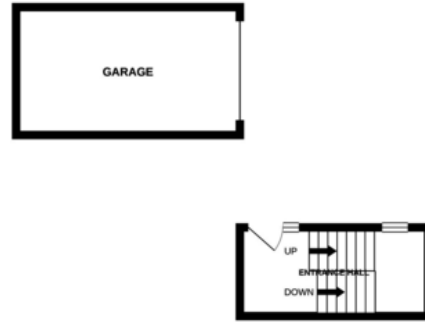
Large gently sloping rear garden with large paved and gravelled sun terrace adjoining the rear of the property. Steps lead down through a deep border stocked with a range of mature plants and shrubs to a large lawned garden area edged with further mature borders and a scattering of trees. Gate to rear access. Side garden area currently housing a large summer house and garden shed with steps up to a gated access to front. To the far side of the property is a gravelled pathway that leads around to a gravelled front garden area planted with a variety of mature plants and shrubs.



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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.
Made with MetroPix ©2021



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk