

# Kenton Mews, **Kenton**, EX6 8LE



Situated in the heart of a well regarded village, this first floor apartment benefits from an excellent location close to amenities, including a regular bus service. The bright, well proportioned accommodation is fitted with uPVC double glazing and has the benefit of it's own private entrance. Reception Hall, Living Room, Kitchen, Double Bedroom, Bathroom, Communal Courtyard Garden, Parking. EPC - F

£160,000

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**FRASER & WHEELER**

Situated in the heart of a well regarded village, this first floor flat makes an ideal low maintenance home or bolt hole. It is situated close to the picturesque Powderham Castle Estate with it's farm shop and other amenities and is just yards from a regular bus service and other facilities within the village. The property offers well proportioned accommodation with light and spacious living space and has the benefit of it's own private entrance. It is fitted with uPVC double glazed windows and night storage heating.

#### ACCOMMODATION

Covered staircase leading up to the front door and outside light.

#### RECEPTION HALL

High coved ceiling, access to loft space, airing cupboard and further large storage cupboard with hanging rail and shelving. Doors to;

#### LIVING ROOM

**14'0" x 11'0" (4.27m x 3.35m)**

A bright and airy room with a high coved ceiling and large window having a pleasant outlook to the front aspect. Wall lights, electric heater and three steps up to;

#### KITCHEN/BREAKFAST ROOM

**11'2" x 9'0" (3.40m x 2.74m)**

A bright double aspect room with a pleasant outlook to the front and rear. Fitted with a ranger of white fronted cupboard and drawer base and wall units, integrated dishwasher and electric oven and hob with stainless steel hood above, space for fridge and washing machine.

#### BEDROOM

**11'5" x 8'6" (3.48m x 2.59m)**

A double bedroom with window to the rear aspect, wall lights, telephone point, coved ceiling, electric heater.

#### BATHROOM

Fitted with a white suite comprising bath with electric shower over and tiled surround, pedestal wash hand basin, low level WC. Window to side aspect, high coved ceiling.

#### OUTSIDE

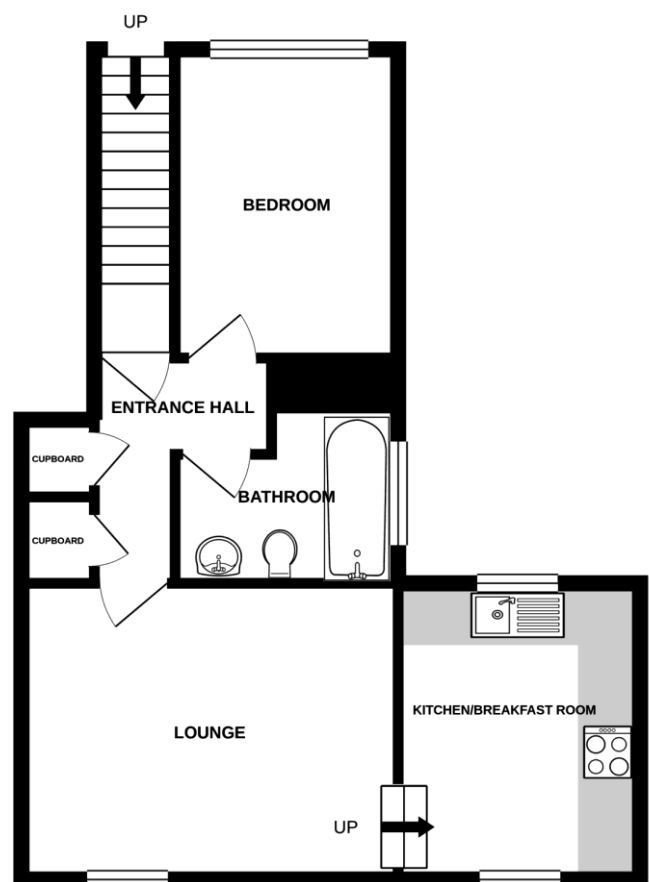
To the rear of the property is a paved communal courtyard garden with washing lines and access to an allocated parking space.

#### TENURE

The property is leasehold with the owner having a share in the freehold



FIRST 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.  
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