

SET IN A STUNNING RURAL LOCATION AND SURROUNDED BY LANDSCAPED GARDENS WITH A STREAM, THIS 3 DOUBLE BEDROOM GRADE II LISTED FORMER LODGE OFFERS SPACIOUS FAMILY ACCOMMODATION AND HAS EASY ACCESS TO THE A380 AND TO EXETER.



Spring Lodge
Oxton Nr Kenn

EXETER

Devon

EX6 8EY

Offers in the Region Of
£420,000

Ref: DRN00529

* DETACHED LODGE * SECLUDED LOCATION * ENTRANCE VESTIBULE * RECEPTION HALLWAY * SITTING ROOM * DINING ROOM * KITCHEN * MASTER BEDROOM WITH ENSUITE SHOWER ROOM * TWO FURTHER BEDROOMS * INNER HALLWAY * STUDY * DETACHED DOUBLE GARAGE * FORMAL GARDENS * STREAM * HERMIT'S CAVE WITHIN ROCK FACE * PRIVATE PARKING * IN NEED OF SOME MODERNISATION * RETAINING ORIGINAL FEATURES * COUNTRYSIDE LOCATION * EASY COMMUTE TO EXETER *



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

Set in a stunning rural location and surrounded by landscaped gardens with a stream, this 3 double bedroom Grade II Listed former lodge offers spacious family accommodation and has easy access to the A380 and to Exeter.

Through solid timber panel entrance door into:

Entrance Vestibule: 5' 7" x 4' 7" (1.70m x 1.40m)

Half glazed panel door into:

Reception Hall: 9' 0" x 4' 7" (2.74m x 1.40m)

Laminate wood flooring, night storage heater.

Sitting Room: 16' 2" x 14' 0" (4.92m x 4.26m)

A large light room with a deep bay window, York stone fireplace with woodburning stove, shelving to one side of the fire place, night storage heater, French doors lead to patio and garden, sealed doorway.

Dining Room: 14' 8" x 13' 1" (4.47m x 3.98m)

A good size room with feature fireplace with inset electric fire and shelving to one side, night storage heater, window to the front.

Kitchen: 16' 11" x 8' 0" (5.15m x 2.44m)

Fitted with a range of Shaker style cream coloured wall and base units with worktop over, oven extractor, integral fridge and freezer, dishwasher, inset 1 1/4 sink with drainer and chrome mixer tap, wall mounted electric fan heater, laminate wood flooring, door to the rear garden, double glazed window to the rear aspect, 2 skylights.

Bedroom One: 14' 10" x 14' 9" (4.52m x 4.49m)

A double bedroom with dual aspect windows overlooking the rear and side garden, night storage heater.

Ensuite Shower Room: 5' 11" x 4' 9" (1.80m x 1.45m)

Through sliding door with tiled floor and walls, sunken shower footbath with shower over, pedestal wash hand basin, W.C. Heated towel rail, roof light, secondary glazed window to the rear aspect, extractor fan.

Inner Hall: 13' 2" x 3' 8" (4.01m x 1.12m)

With night storage heater.

Bedroom Two: 11' 3" x 9' 6" (3.43m x 2.89m)

A second double bedroom with window to the front elevation, fitted wardrobe.

Bedroom Three: 11' 0" x 10' 0" (3.35m x 3.05m) *excluding wardrobe space and window recess*

A third double bedroom with dual aspect windows, double wardrobe, hatch to roof space.

Study: 11' 9" x 11' 9" (3.58m x 3.58m)

Door to patio, wall mounted electric heater, double cupboard housing plumbing for a washing machine and tumble dryer with shelving over.

Bathroom: 9' 7" x 8' 5" (2.92m x 2.56m)

A spacious fitted bathroom, with light brown coloured suite comprising bath with shower over and screen, pedestal wash hand basin and white low level W.C. Part tiled walls, towel rail, extractor fan, wall mounted electric fan heater, sky light, secondary glazed window to the rear aspect, recent vinyl floor covering, airing cupboard with double hot water cylinder with UV and particle water filter and pump.

Double Garage:

A detached double garage with double entrance door with power and light.

Exterior:

The gardens are beautifully landscaped and extend to about one third of an acre. To the front is a pickett fence and entrance gate with mature hedging to one side. A paved pathway leads up to the front door and around to the side garden where there is a level lawn and a running stream with stone bridge which is surrounded by shrubs and perennial plants. To the rear of the property is a gravel sitting area with small terraced stone fronted lawns. Steps lead up to towards the garage with small terraced lawns, mature shrub beds and sitting areas to the far side backed by mature hedging. To the stream side of the steps is a post and rail fence with an entrance gate leading down to a sitting area with a garden bench overlooking the stream and garden. There is a small double fronted storage shed built of brick, ideal for storing garden tools. A further lawned area can be found below the rock face. In the rock face there is an entrance to a Hermits Cave. Finally a gated driveway gives access to the Double Garage with power and light.

Services:

The property is connected to main services to include: electricity. The property has a private water supply and drainage by septic tank.

General Remarks:

Council Tax:

Band: E.

Energy Performance Rating:

Band: G (10).

Tenure:

Freehold.

Local and Planning Authority:

Teignbridge District Council. www.teignbridge.gov.uk. 01626 361101.

Plans & Maps:

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Energy Performance Certificate

Spring Lodge
Kenton
EXETER
EX8 8EY

Dwelling type: Detached bungalow
Date of assessment: 5 November 2008
Date of certificate: 5 November 2008
Reference number: 8991-7855-8320-4006-2983
Total floor area: 126 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Best energy efficient - lower heating costs	Current	Potential	
92-100	A	1-10	A
81-91	B	11-20	B
69-80	C	21-30	C
55-68	D	31-40	D
43-54	E	41-50	E
31-42	F	51-60	F
13-30	G	61-70	G

Current Energy Efficiency Rating: **G** (10)
Current Environmental Impact (CO₂) Rating: **47**

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	369 kWh/m ² per year	265 kWh/m ² per year
Carbon dioxide emissions	9.7 tonnes per year	7.0 tonnes per year
Lighting	£108 per year	£57 per year
Heating	£1802 per year	£1329 per year
Hot water	£281 per year	£212 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome

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Viewing Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

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