

## A COMMODIOUS DETACHED BUNGALOW WITH LARGE LEVEL GARDENS AND COPIOUS PARKING SPACES, ON THE EDGE OF THIS POPULAR VILLAGE ABOUT SEVEN MILES FROM EXETER.



4 Higher Down

Kenton

Exeter

Devon

EX6 8NG

£450,000

Ref: DCX00214

\* VERY SPACIOUS DETACHED BUNGALOW WITH LARGE GARDENS \* THREE/FOUR BEDROOMS \* THREE/FOUR RECEPTIONS \* FITTED KITCHEN AND SEPARATE UTILITY ROOM \* TWO BATHROOMS, SHOWER ROOM AND SEPARATE CLOAKS/W.C \* LOTS OF OFF ROAD PARKING SPACE \* BRICK BUILT GARDEN ROOM/STORE/HOME GYM \* OIL FIRED CENTRAL HEATING \* APPROXIMATELY SEVEN MILES FROM EXETER \* NO CHAIN \*



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

**A commodious detached bungalow with large level gardens and copious parking spaces, on the edge of this popular village about seven miles from Exeter.**

### **Main Entrance**

Part glazed entrance door (with external light) to:

### **Entrance Lobby** 7' 7" x 4' 1" (2.31m x 1.24m)

Double glazed window to the side. Fitted coat hooks and shelf. Tiled flooring. Radiator. Glazed wooden door to:

### **Hall**

Two ceiling light points and four wall lights. Radiator. Built in cupboard housing hot water tank and shelving. Airing cupboard with light. Fitted carpet. Access to:

### **Bedroom Three** 10' 8" x 11' 2" (3.241m x 3.41m)

Double glazed window. Radiator. Ceiling light point. Built in wardrobes, overhead cupboards and bedside drawer units. Fitted carpet.

### **Living Room** 28' 3" x 13' 1" (8.6m x 3.98m)

This spacious family room has double glazed, double sliding doors and windows to the front gardens. Wood burner in stone surround fireplace. Fitted carpet. Four wall lights. Ceiling light point. Ample power points. Three radiators.

### **Bedroom Two** 13' 9" x 11' 3" (4.201m max x 3.42m)

Double glazed window. Radiator. Ample power points. Built in double wardrobe with hanging rails and shelves. Access to:

### **En-suite Shower Room** 8' 7" x 4' 11" (2.62m x 1.49m)

Corner shower cubicle. W.C. Wash basin with cupboard under. Fully tiled walls. Radiator/towel rail. Double glazed window.

### **Bedroom One** 14' 3" x 11' 5" (4.356m x 3.49m)

Double glazed window. Radiator. Fitted carpet. Built in wardrobes, overhead cupboards and bedside drawers. T.V point. Ample power points. Access to:

### **En-suite bathroom** 10' 8" x 10' 2" (3.261m x 3.104m)

Obscure double glazed window. Fully tiled walls and floor. Large walk in shower cubicle with shower running off hot was system. Large Jacuzzi bath. W.C. Wash basin. Ceiling inset spotlighting.

### **Cloakroom/W.C** 6' 11" x 4' 4" (2.11m x 1.31m)

Vinyl flooring. Extractor fan. W.C. Pedestal wash basin.

### **Main Bathroom** 6' 6" x 6' 4" (1.98m x 1.92m)

Panel bath. Wash basin with fitted light and mirror over. Tiled floor. Radiator. Extractor fan.

### **Kitchen** 18' 2" x 9' 9" (5.529m max x 2.970m)

Comprehensively fitted with matching light wood units incorporating extensive work surfacing with tiled surrounds and work surface lighting. Matching island unit with work top with part inset polished stone

surface, shelving, drawers and wine rack under. One and a half bowl sink unit with mixer tap. Range Master cooker with three ovens and hob canopy over. Recess suitable for fridge freezer. Ceramic tiled floor. Open plan access to:

**Dining Room** 17' 11" x 10' 9" (5.456m x 3.273m)

Double glazed sliding double patio doors to the rear garden. Full height double glazed window to the rear. Vaulted ceiling with pine cladding and velux window. Radiator. Two wall light points. Central ceiling light point.

**Utility Room** 12' 1" x 5' 8" (3.690m x 1.731m)

Double glazed window. Space and plumbing for washing machine.

**Study/Snug** 12' 2" x 10' 6" (3.719m x 3.202m)

Dual aspect double glazed windows to the rear garden. Part glazed door to the rear garden. Pine boarded ceiling and walls. T.V point. Telephone point. Fitted carpet.

**Second reception/potential 4th bedroom** 24' 8" x 12' 2" (7.510m x 3.698m)

Double glazed sliding patio doors to the side and rear garden. Double glazed window to side aspect. Four wall light points. Two ceiling light points. Three radiators. Full length window to the front. Access to meter cupboard.

## OUTSIDE

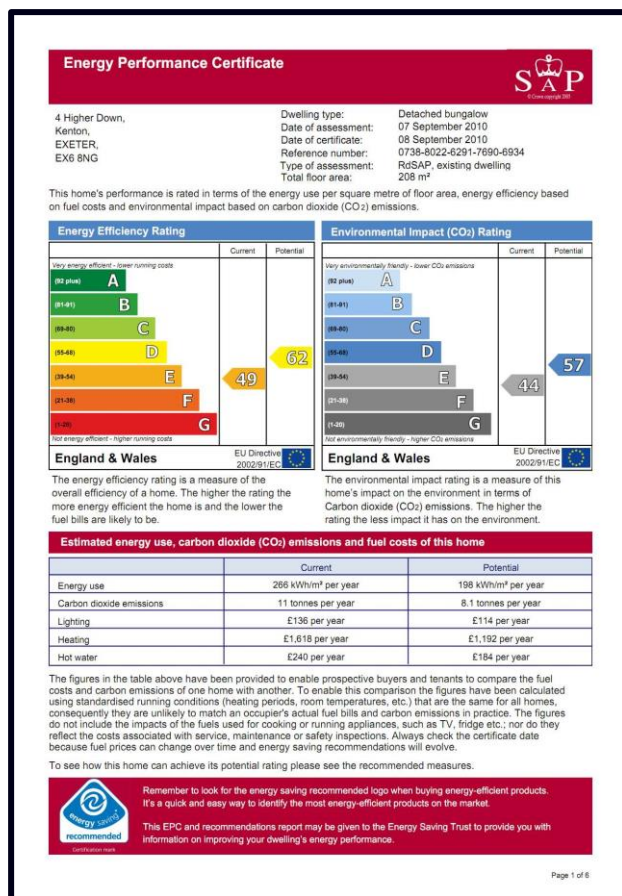
**Garden store room** 19' 8" x 9' 9" (6m x 2.975m)

This is a substantial brick built building with attic space and built in cupboards. Double glazed double doors and three windows. Fully pine boarded walls. Power points and light. This room could be made into a sauna or used as a home gym.

**Gardens.**

The gardens which extend on three sides of the property, are an outstanding feature of this property. There are lawns, attractive paved terraces, a number of productive fruit trees and a variety of shrubs. There are three aluminium greenhouses. The gardens provide an excellent degree of privacy. To the front of the property, a graveled area provides plenty of off road parking and this extends to the side and leads to a substantial concrete base which could be used to build a double garage, subject to the usual consents.





**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.

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