



**5 THE FIRS  
KENNFORD  
NEAR EXETER  
EX6 7TZ**



**£625,000 FREEHOLD**



An opportunity to acquire a fabulous much improved and extended five bedroom detached family home offering well proportioned versatile living accommodation with adjoining two storey annexe comprising large bedroom/studio room, ensuite, study/family room. Four good size bedrooms. Ensuite shower room to master bedroom. Family bathroom. Reception hall. Large sitting room. Impressive garden room. Separate dining room. Kitchen/breakfast room. Utility room. Cloakroom. Good size integral garage. Private driveway providing ample parking. Good size enclosed rear garden. Outlook and views over neighbouring area and countryside beyond. Popular village on the outskirts of Exeter providing good access to major link roads. A great family home. Viewing highly recommended.

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Glazed front door leads to:

### **ENCLOSED ENTRANCE PORCH**

Decorative tiled flooring. Full height glazed windows to both front and side aspects. Obscure glass panelled front door, with matching side panel, leads to:

### **RECEPTION HALL**

A spacious hallway. Radiator. Large understair recess. Stairs rising to first floor. Smoke alarm. Telephone point. Door to:

### **CLOAKROOM**

A modern matching white suite comprising low level WC with concealed cistern. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Radiator. Cloak hanging space. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

### **SITTING ROOM**

19'6" (5.94m) x 12'4" (3.76m). A well proportioned room. Two radiators. Fireplace recess with wood burning stove, slate hearth and wood mantel over. uPVC double glazed bay window, with deep sill, to front aspect. Large square opening to:

### **GARDEN ROOM**

15'2" (4.62m) x 12'2" (3.71m). A fabulous light and spacious room. Radiator. Feature pitched ceiling. Two double glazed Velux windows. Tiled floor. LED wall lighting. Double glazed bi-folding doors to both side and rear aspects providing access and outlook to rear garden.

From reception hall, door to:

### **DINING ROOM**

13'0" (3.96m) x 10'10" (3.30m). Radiator. Obscure glazed double opening doors, with matching side panels, provides access to sitting room. uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, door to:

### **KITCHEN/BREAKFAST ROOM**

16'2" (4.93m) x 10'4" (3.15m). Fitted with a range of matching base, drawer and eye level cupboard with concealed lighting. Wood effect roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and traditional style mixer tap. Waste disposal unit. Fitted Neff oven. Four ring Neff induction hob with filter/extractor hood over. Bosch microwave/combination oven. Integrated fridge. Integrated dishwasher. Pull out larder cupboard. Radiator. Space for table and chairs. uPVC double glazed window to rear aspect with outlook over rear garden. Doorway opens to:

### **UTILITY ROOM**

7'10" (2.39m) x 6'10" (2.08m). Fitted with a range of base, drawer and eye level cupboards. Wood effect roll edge work surfaces with decorative tiled splashbacks. Single drainer sink unit with modern style mixer tap. Integrated fridge. Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect. Glazed door leads to:

### **ANNEXE**

#### **HALLWAY**

Stairs rising to first floor. Alarm junction panel. Door to integral garage. Storage cupboard with electric light. Inset LED spotlights to ceiling. Composite front door, with inset obscure double glazed panel, to front aspect. Glazed door leads to:

### **SITTING ROOM/STUDY/FAMILY ROOM**

17'2" (5.23m) x 8'0" (2.44m). A great room to provide a number of uses. Telephone point. Television aerial point. Inset LED spotlights to ceiling. Double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden.

From hallway, stairs lead to:

### **BEDROOM/STUDIO ROOM**

17'2" (5.23m) max x 14'0" (4.27m) max. An impressive room again to provide a number of uses. Part pitched ceiling. uPVC double glazed window to rear aspect with pleasant outlook over rear garden, neighbouring area and countryside beyond. Deep storage cupboard. Door to:

### **SHOWER ROOM**

A matching white suite comprising good size quadrant tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap. Low level WC. Tiled wall surround. Electrically heated towel rail. Extractor fan. Pitched ceiling. Shaver point. Tiled wall surround. Walk in storage room with electric light. Obscure uPVC double glazed window to front aspect.

From main reception hall, stairs lead to:

### **FIRST FLOOR LANDING**

Smoke alarm. Inset LED spotlights to ceiling. Access, via pull down wooden ladder, to insulated and boarded roof space. Airing/linen cupboard with fitted shelving. Full height obscure uPVC double glazed window to front aspect. Door to:

### **BEDROOM 1**

13'8" (4.17m) max x 11'10" (3.61m). Radiator. Inset LED spotlights to ceiling. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond. Door to:

### **ENSUITE SHOWER ROOM**

A refitted modern matching white suite comprising good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wash hand basin, with modern style mixer tap, set in vanity unit with drawer space beneath. Low level WC. Tiled wall surround. Radiator. Heated towel rail. Extractor fan. Tiled floor with electric underfloor tile warming. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 2**

12'5" (3.78m) max into wardrobe space x 10'10" (3.30m). Radiator. Range of built in wardrobes providing hanging and shelving space. Inset LED spotlights to ceiling. uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BEDROOM 3**

12'4" (3.76m) max into wardrobe space x 8'4" (2.54m). Radiator. Range of built in wardrobes providing hanging and shelving space. uPVC double glazed window to rear aspect again with outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

#### BEDROOM 4

9'4" (2.84m) x 8'6" (2.59m). Radiator. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

#### BATHROOM

A modern matching suite comprising panelled bath with modern style mixer tap including shower attachment. Fitted electric shower unit. Low level WC. Wash hand basin, with modern style mixer tap set in vanity unit with drawer space beneath. Tiled wall surround. Tiled floor with electric underfloor tile warming. Radiator. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Obscure uPVC double glazed window to front aspect.

#### OUTSIDE

The property is approached via a shared gravel driveway in turn providing access to a private section of driveway providing parking for numerous vehicles. Outside lighting and water tap. Access to front door. To the left side elevation of the garage is a side gate and pathway leading to the rear garden, which is a particular feature of the property, consisting of an extensive timber decked terrace, with external lighting, power point and water tap, leading to a good size neat shaped area of level lawn. Variety of maturing shrubs, plants and trees including maturing fir trees. Dividing pathway leads to the lower end of the garden with timber shed and timber pergola. Raised shrub bed. Enclosed to all sides whilst a rear gate provides pedestrian access.

#### INTEGRAL GARAGE

17'10" (5.44m) x 11'2" (3.40m). Electronically operated roller front door providing vehicle access. Plumbing for washing machine. Power and light. Oil fired boiler serving central heating and hot water supply. Solar panel converter unit. Internal door to property.

#### TENURE

FREEHOLD

#### MATERIAL INFORMATION

Construction Type: Brick and cavity wall

Mains: - Water, drainage, electric

Heating: Oil fired central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band E (Teignbridge)

#### VIEWING

Strictly by appointment with the Vendors Agents.

#### AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

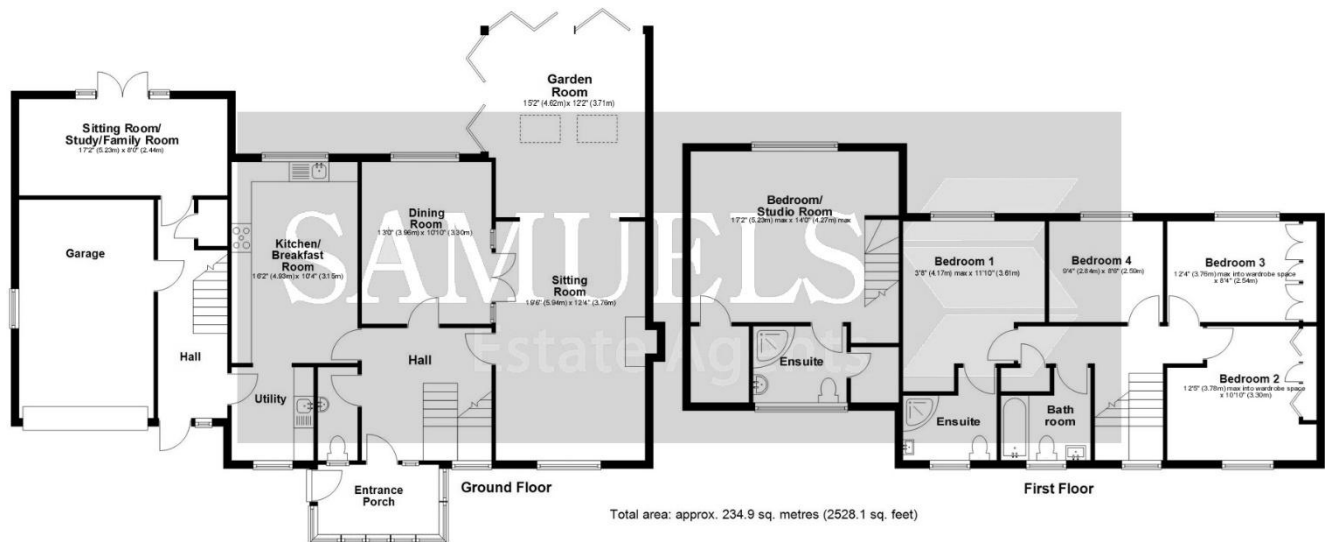
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

#### REFERENCE

CDER/0326/9172/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		