



**4 RAYNERS
KENNFORD
NEAR EXETER
EX6 7TP**



£500,000 FREEHOLD



An opportunity to acquire a much improved and extended detached chalet style house located within this popular village location on the outskirts of Exeter. Well proportioned versatile living accommodation. Presented in good decorative order throughout. Four bedrooms. Reception hall. Ground floor cloakroom. Light and spacious kitchen/dining room open plan to sitting room. Utility room. Ensuite shower room to guest bedroom. Spacious family bathroom. Private driveway providing parking for several vehicles. Single garage. Good size enclosed lawned rear garden enjoying southerly aspect. Detached workshop. Oil fired central heating. uPVC double glazing. A great family home. No chain. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part obscure uPVC double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Stairs rising to first floor. Understair recess. Smoke alarm. Obscure uPVC double glazed window to side aspect. Door to:

INNER HALLWAY

Radiator. Cloaks hanging space. Oil fired boiler serving central heating and hot water supply. Obscure uPVC double glazed window to side elevation. Doorway opens to:

UTILITY ROOM

7'4" (2.24m) x 5'0" (1.52m). Plumbing and space for washing machine. Further appliance space. Space for chest freezer. Two eye level cupboards. Electric consumer unit.

From inner hallway, doorway opens to:

KITCHEN/DINING ROOM

22'4" (6.81m) x 11'4" (3.45m). A light and spacious room fitted with a range of matching gloss fronted base, drawer and eye level cupboards. Work surfaces with decorative tiled splashbacks. Twin electric ovens. 1½ bowl sink unit with single drainer and modern style mixer tap. Four ring induction hob with filter/extractor hood over. Integrated dishwasher. Space for double width fridge freezer. Larder cupboard. Ample space for large table and chairs. Feature vertical radiator. uPVC double glazed window to side aspect with outlook over neighbouring countryside. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed sliding patio doors providing access and outlook to rear garden. Open plan to:

SITTING ROOM

16'6" (5.03m) x 12'0" (3.66m). Inset grate providing real open fire with raised hearth, decorative tiling with inset concealed LED lighting and wood mantel over. Radiator.

From reception hall, door to:

CLOAKROOM

Comprising low level WC. Corner wash hand basin with modern style mixer tap. Tiled wall surround. Extractor fan.

From reception hall, door to:

BEDROOM 3

13'10" (4.22m) x 9'10" (3.0m) excluding door recess. Radiator. Built in storage cupboard. uPVC double glazed window to front aspect. Doorway opens to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising tiled shower enclosure with fitted mains shower unit. Wash hand basin set in vanity unit with modern style mixer and cupboard space beneath. Low level WC. Tiled wall surround. Heated ladder towel rail. Extractor fan.

From reception hall, door to:

BEDROOM 4/STUDIO ROOM

9'10" (3.0m) x 8'0" (2.44m). Currently set up as a hair salon with matching base and eye level cupboards. Radiator. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Access to roof void. Smoke alarm. Storage/linen cupboard with fitted shelving. Door to:

BEDROOM 1

18'8" (5.69m) maximum into door recess reducing to 13'8" (4.17m) x 12'6" (3.81m) maximum into wardrobe space. Range of built in bedroom furniture consisting of 15 drawer units. Radiator. Range of built in wardrobes to one wall providing hanging and shelving space. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

BEDROOM 2

12'6" (3.81m) x 12'4" (3.76m) maximum. Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring area, parts of the village of Kennford and countryside beyond.

From first floor landing, door to:

BATHROOM

A luxury modern matching white suite comprising deep panelled bath with modern style central mixer tap. Wash hand basin set in vanity unit with modern style mixer tap and cupboard space beneath. Low level WC. Good size tiled shower enclosure with fitted mains shower unit including separate shower attachment. Heated ladder towel rail. Tiled wall surround. Extractor fan.

OUTSIDE

To the front and side elevation of the property is a good size private driveway providing parking for approximately four vehicles part of which provides access to:

SINGLE GARAGE

With power and light.

Between the property and garage is a side gate leading to the rear garden, which is a particular feature of the property, enjoying a southerly aspect and consisting of an attractive paved patio with outside lighting, double power point and water tap and opening to a good size shaped area of level lawn with raised shrub bed. Wood store.

WORKSHOP

17'6" (5.33m) x 9'4" (2.84m). With power and light. Workbench and fitted shelving. uPVC double glazed door. Two uPVC double glazed windows to side aspect with outlook over rear garden.

TENURE
FREEHOLD

MATERIAL INFORMATION

Construction Type: Brick
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)

DIRECTIONS

From Exeter Matford roundabout (Devon Hotel) take the A379 and continue along passing the petrol filling station and take the next left signposted 'Kennford'. At the 'T' junction turn right down into Kennford passing Partridge Cycles. Proceed through the village and Rayners will be found on the right hand side.

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.

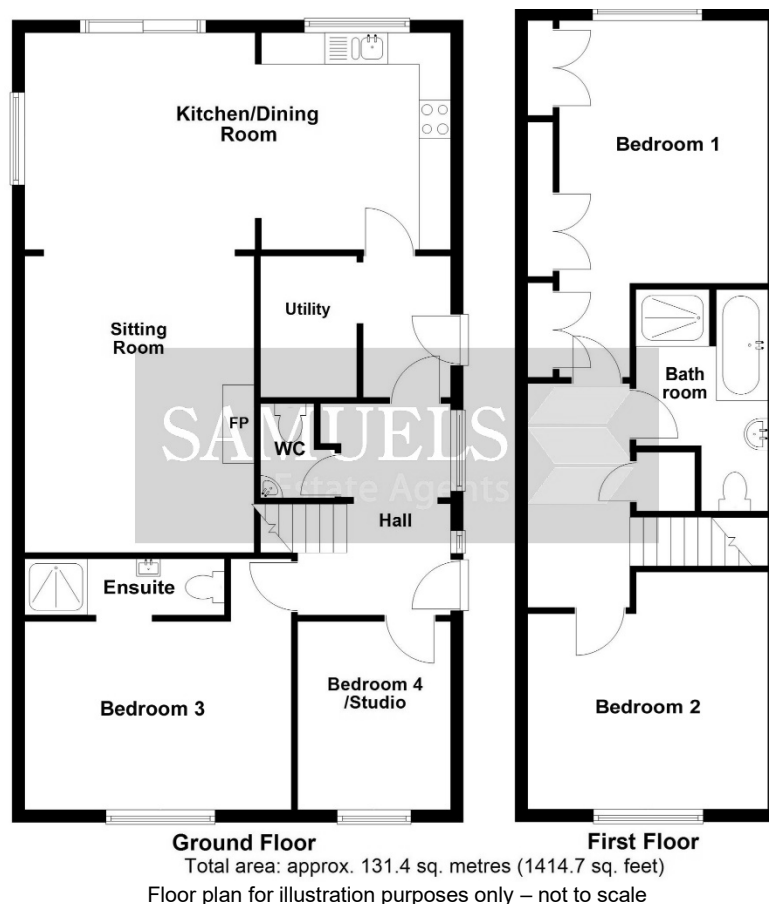
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

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/0126/9113/AV





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		