



PROOF COPY

**KENIVORE  
OFF FARMHOUSE RISE  
EXMINSTER  
NEAR EXETER  
EX6 8AT**



**£425,000 FREEHOLD**



A fabulous semi detached period cottage occupying a delightful position within this popular village on the outskirts of Exeter with stunning views and outlook over neighbouring area towards Topsham, the Exe estuary and beyond. Well proportioned family living accommodation. Presented in superb decorative order throughout. Three double bedrooms. Spacious modern bathroom. Reception hall. Sitting room opening to dining room. Refitted modern kitchen. Utility room. Ground floor cloakroom. Gas central heating. uPVC double glazing. Private driveway providing ample parking. Good size lawned garden with large paved patio. A lovely family home. Viewing highly recommended

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

Covered entrance with courtesy light. Part obscure uPVC double glazed front door leads to:

### **RECEPTION HALL**

A long reception hall. Radiator. Stairs rising to first floor. Exposed wood work. Understair storage cupboard. Smoke alarm. Exposed wood door leads to:

### **SITTING ROOM**

13'5" (4.09m) x 11'0" (3.35m). A characterful room with fireplace recess and wood mantel over. Radiator. Television aerial point. Telephone point. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect with outlook over front garden, neighbouring area and countryside beyond. Large square opening to:

### **DINING ROOM**

11'0" (3.35m) maximum x 10'0" (3.05m) excluding recess. Radiator. Exposed wood door leads to reception hall. uPVC double glazed window to side aspect.

From both the reception hall and dining room, exposed wood doors lead to:

### **KITCHEN**

12'0" (3.66m) x 9'10" (3.0m). A traditional style kitchen fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with tiled splashback. Space for range cooker with double width filter/extractor hood over. 1½ bowl ceramic sink unit with single drainer and modern style mixer tap. Integrated dishwasher. Space for upright fridge freezer. Quality engineered wood flooring. Radiator. uPVC double glazed window to rear aspect. Exposed wood door leads to:

### **UTILITY ROOM**

7'10" (2.39) x 7'0" (2.13m). Matching base, drawer and eye level cupboards. Marble effect roll edge work surface with tiled splashback. Plumbing and space for washing machine. Cloak hanging space. Radiator. Quality laminate wood effect flooring. uPVC double glazed window and door providing access to side elevation. Exposed wood door leads to:

### **CLOAKROOM**

A matching white suite comprising low level WC. Corner wash hand basin with tiled splashback. Radiator. Wall mounted boiler serving central heating and hot water supply. Quality engineered wood flooring. Obscure uPVC double glazed window to rear aspect.

### **FIRST FLOOR HALF LANDING**

Exposed wood door to:

### **BEDROOM 1**

11'10" (3.61m) x 10'2" (3.10). A characterful room with part pitched high ceiling. Exposed brick work. Large built in double wardrobe with overhead storage cupboards. Radiator. uPVC double glazed window to rear aspect with outlook over neighbouring field.

### **FIRST FLOOR FULL LANDING**

Radiator. Access to roof space. Deep storage cupboard with fitted shelving. Exposed wood door leads to:

### **BEDROOM 2**

13'0" (3.96m) x 8'8" (2.64m). Radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring area, parts of Exeter, Topsham, Exe Estuary and beyond.

From first floor full landing, exposed wood door leads to:

### **BEDROOM 3**

9'10" (3.0m) x 8'8" (2.64m). Radiator. uPVC double glazed window to front aspect again offering fine outlook over neighbouring area, parts of Exeter, Topsham, Exe Estuary and beyond.

From first floor full landing, exposed wood door leads to:

### **BATHROOM**

8'10" (2.69m) x 7'2" (2.18m). A spacious traditional style bathroom comprising tiled panelled bath with traditional style mixer tap, shower unit over and glass shower screen. Low level WC. Traditional style wash hand basin with matching taps. Part tiled walls. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

### **OUTSIDE**

The property is approached via a pillared entrance with timber gate leading to a good size private gravelled driveway providing ample parking. The front garden consists of a good size shaped area of lawn with large paved patio. Access to front door. Outside lighting.

To the right side elevation is again a good size attractive paved patio with outside lighting, water tap and timber shed. Directly to the rear elevation is a small concrete patio.

### **TENURE FREEHOLD**

### **MATERIAL INFORMATION**

Construction Type: Stone

Mains: - Water, drainage, electric

Heating: Gas central heating

Mobile: Indoors - EE and Three voice and limited, O2 voice likely and data limited, Vodafone voice and data likely

Mobile: Outdoors - EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea - Very low risk, Surface water - Very low risk

Mining: No risk from mining

Council Tax: Band C

## DIRECTIONS

Proceeding out of Exeter along Topsham Road continue to Countess Wear roundabout and take the 3<sup>rd</sup> exit down into Bridge Road and continue over the swing bridge. At the next roundabout bear left onto Sannerville Way and continue along taking the 1<sup>st</sup> turning right signposted 'Exminster' and continue under the bridge taking the next right into Reddaway Drive. Continue around, passing Devington Park, and take the next right into Farmhouse Rise, take the next left and continue along passed the football field and Kenivore 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 check 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.

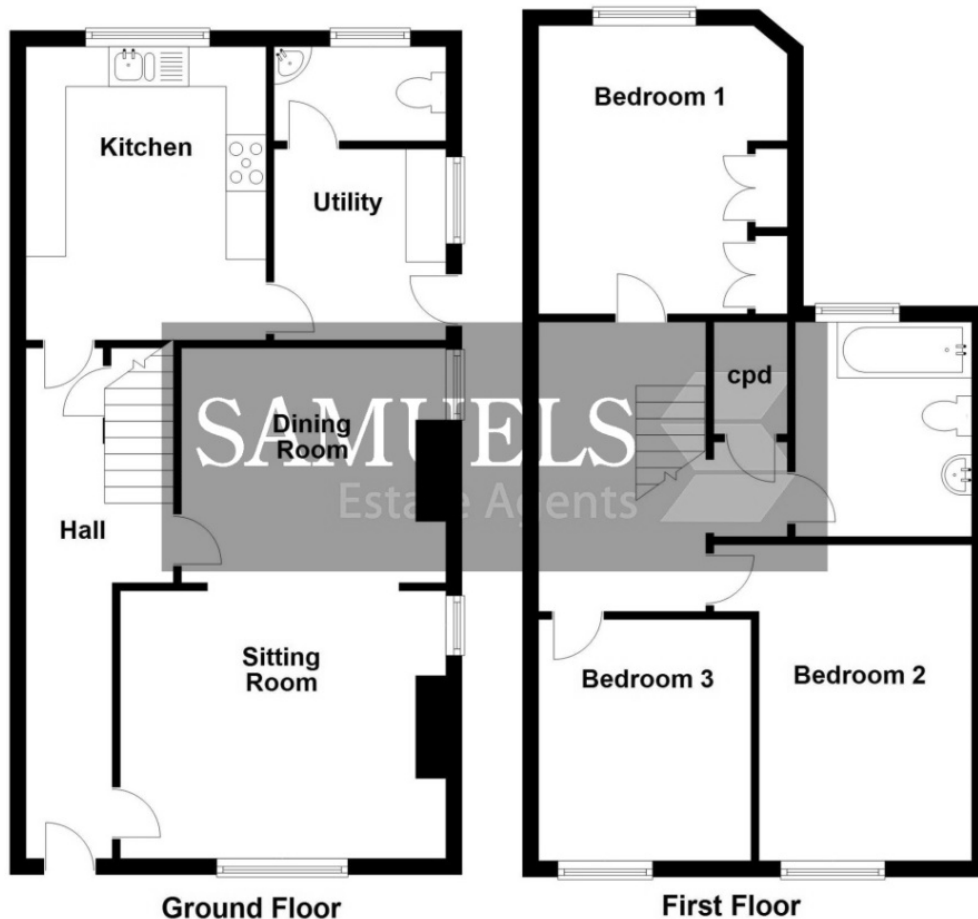
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

## 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/0824/8727/AV



Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		