

Kenton Mews, **Kenton**, EX6 8LE

A stunning and unique opportunity to purchase this 1 bedroom cottage situated in the popular village of Kenton. The property benefits from thermostat controlled electric underfloor heating to ground and first floor, excellent condition throughout, uPVC double glazing, good size garden and parking.

FREEHOLD, COUNCIL TAX BAND - A, EPC - D.

£199,950

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### OPEN COVERED PORCH

Glazed leaded windows, storage cupboard and outside light.

### STABLE FRONT DOOR TO

### OPEN PLAN KITCHEN/LIVING ROOM

uPVC double glazed windows with shutters, spot lights, modern fitted kitchen with sink unit, electric hob, fitted oven and microwave, slim line dishwasher, slim line wine cooler, full height pull out larder cupboard, 2 deep pull out pan draws, integral fridge/freezer, breakfast bar, decorative splash backs and glazed folding door to:

### INNER HALL

Stairs leading to the first floor, obscure uPVC double glazed window and under stairs storage cupboard housing the washing machine.

### BEDROOM

A lovely room with uPVC double glazed windows and shutters, spot lights, wall light points, fitted wardrobes and obscure glazed door to:

### SHOWER ROOM

Modern white suite comprising corner shower enclosure, WC with concealed cistern and storage, wash hand basin with further storage below housing water heater, electric heated towel rail. Spot lights.

### OUTSIDE

The property enjoys a generously sized, beautifully landscaped rear garden arranged over several tiers, creating a variety of attractive outdoor spaces. Thoughtfully designed, the garden features a number of seating areas ideal for entertaining and relaxing, well-stocked planted borders with a range of mature shrubs, flowers and established greenery, together with winding gravel pathways and natural stone steps leading to the upper levels.

To the top of the garden is level and gravelled for ease of maintenance, there are further seating areas offering an elevated outlook, a substantial summer house with glazed windows and French doors and also has an electric supply. Ideal for home office/hobby room, an enclosed section currently utilised for keeping chickens, providing excellent versatility for a range of lifestyle needs. The property also benefits from off-road parking situated to the side of the house.

### AGENTS NOTE

The neighbouring property has access over a shared pathway that runs alongside the cottage.



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