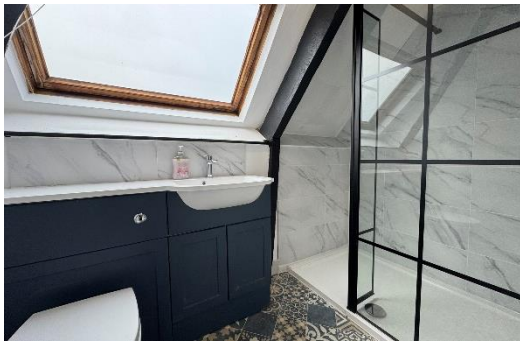
Mamhead Road, Kenton, EX6 8LX









A GRADE II Listed 4 bedroom cottage arranged over 3 floors situated in the popular village of Kenton. The property benefits from a modern kitchen, bathroom, 2 modern shower rooms, living room with wood burner and enclosed garden to the rear.

FREEHOLD, COUNCIL TAX BAND - C, EPC - E.

£250,000

01626 862379

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FRONT DOOR TO

ENTRANCE HALL
Tiled floor, stairs leading to the first floor landing and door to:

LOUNGE
Feature beamed ceiling, wood burner with brick surround, window to the front and side of the property, tiled floor and electric radiator. door to:

KITCHEN/DINING ROOM
Modern matching base and eye level units with work surfaces over, Belfast style sink, space for a range style cooker, windows to the rear, tiled floor, door to the side courtyard and further door leading to the rear garden, access to a useful utility area and door to:

GROUND FLOOR SHOWER ROOM
Modern suite comprising shower enclosure, WC, wash hand basin with storage below, mirror with light and window looking onto the side courtyard.

FIRST FLOOR LANDING
window to the rear, stairs leading to the second floor and doors to:

BEDROOM
Window to the front with views towards the church, window to the side and electric radiator.

BEDROOM
Window to the side and electric wall heater.

BEDROOM/STUDY
Window to the front looking towards the church. Currently used as a study.

BATHROOM
Suite comprising bath with shower and glass screen over, wash hand basin, WC, electric heated towel rail and window to the rear.

SECOND FLOOR LANDING
A large open landing that could be used as a study area or an addition to the bedroom and shower room on this floor. Doors to:

BEDROOM
A spacious room with 2 windows to the side and electric wall heater.

SHOWER ROOM
A lovely modern shower room with walk in shower, wash hand basin and WC set in a storage unit with work surface over and Velux style window to the rear.

OUTSIDE
To the front is a part walled courtyard garden with gate and path leading to the front door. To the side is a small courtyard garden with side access whilst to the rear is a good size garden with southerly aspect, level lawn, patio and a good degree of privacy.

AGENTS NOTE
We understand the property suffered from some flooding in 2023. We understand the property has a small flying freehold over the neighbouring property. The range cooker is run by propane gas with cylinders stored in the side courtyard.





















Total area: approx. 122.7 sq. metres (1321.2 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibilty is accepted for any other use.







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