

Glass Cottage,
4 Fore Street
Exeter
Devon
EX6 8LD

End terrace cottage with two bedrooms and an attic room situated in the sought after village of Kenton.

£199,950 Freehold DFD01088



Accommodation

Lounge, Kitchen, Two Bedrooms, Attic Room, Family Bathroom, Off Road Parking, Rear Courtyard and Lawned Garden, Sought after village location with convenient access to Exeter, No Chain, EPC-D.

Force and Sons are pleased to have the opportunity to market this well-presented cottage situated in the highly sought after village of Kenton which is convenient for access to Exeter. The train station at Starcross is around a mile and a half away. The cottage has two bedrooms and an additional attic room. Parking is available at the side of the property, and there is a courtyard and lawned area of garden to the rear. We highly recommend viewing the property in order to fully appreciate it, and it is available to purchase with no onward chain.

The **ACCOMMODATION** comprises with approximate measurements:

Lounge 15' 8" x 16' 1" (4.77m x 4.90m)

Dual aspect room with two double glazed windows to the front aspect and additional double glazed window to side. Log burner. Radiator. Stairs leading to first floor landing. Door and window through to kitchen. Fireplace with inset solid fuel burner.

Kitchen 9' 7" x 10' 3" (2.92m x 3.12m)

Dual aspect room. Fitted with a range of wall and floor units, roll top work surfaces, inset one and a half bowl acrylic sink with drainer and mixer tap. Tiled surround. Space for washing machine. Integrated oven, gas hob with extractor hood and light over. Integrated fridge and freezer. Radiator. Double glazed windows to side and rear. Cupboard housing Worcester boiler. Double glazed door to rear.

First Floor Landing

Wooden flooring

Bedroom One 12' 8" x 8' 9" (3.86m x 2.66m)

Double glazed window to front. Radiator. Storage over stairs. Feature cast iron fireplace. Airing cupboard with radiator.



Bedroom Two 9' 3" x 10' 2" (2.82m x 3.10m)
Dual aspect room with double glazed windows to the rear and side. Radiator.

Attic Room 14' 6" x 26' 4" (4.42m x 8.02m)

Accessed via stairs from the landing. Restricted height. Double glazed Velux window to rear. Three radiators. TV point.



Family Bathroom

Roll top spa bath, corner shower cubicle, wash basin, low level WC. Dual aspect room with double glazed obscure glazed windows to the front and side aspect. Radiator. Wooden floor. Storage cupboard. Inset spotlights.

Outside

Gated access to the side of the property with parking space. Brick built storage shed with double glazed window and door. Courtyard garden to the rear of the property and steps leading up to a lawned garden.

COUNCIL TAX BAND: C

Consumer Protection from Unfair Trading Regulations 2008. Force and Sons has not tested any apparatus, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose; a buyer is advised to obtain verification from their surveyor. References to the tenure of the property are based on information provided by the seller as Force and Sons has not had sight of the title; a buyer is advised to obtain verification from their legal advisor. All measurements are for guidance only and are not precise. Items shown in photographs are not included unless specifically mentioned in the sale particulars, however may be available by separate negotiation. Buyers should check the availability of any property and make an appointment to view before embarking on a journey to see a property.