

STAGS

Victoria House

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Kennford, Exeter, Devon, EX6 7TB

Exeter City Centre (6 miles), Exeter Airport (9 miles)

A beautifully renovated three bedroom Victorian home offering characterful accommodation over three floors, complemented by attractive gardens, outdoor entertaining space and proximity to the village meadow.

- Beautifully renovated semi-detached Victorian home
- Three floors of spacious accommodation
- Two reception rooms
- Popular village location
- Council Tax Band D
- Three bedrooms, including an attic bedroom
- Attractive gardens with an outdoor kitchen and chicken run
- Next to the village meadow
- EPC Band E
- Freehold

Guide Price £500,000

SITUATION

Victoria House is situated in the popular village of Kennford, on the outskirts of Exeter. The village offers a range of everyday amenities, including a pub, café , small library and a community centre which offers various fitness and dance classes. All surrounded by attractive countryside and Haldon Forest nearby, providing excellent opportunities for walking, cycling and riding. The cathedral city of Exeter is approximately four miles away, offering an extensive range of shopping, schooling, leisure facilities and mainline rail services, together with an international airport. The location is ideally suited to commuters, with convenient access to the A38, A30 and M5, whilst Dartmoor National Park and the South Devon coast are within easy reach.







DESCRIPTION

Victoria House is a beautifully renovated semi-detached Victorian home, combining period charm with stylish, well-presented accommodation arranged over three floors. The property is in excellent condition throughout, and offers versatile family living with three bedrooms, three reception rooms, a well-appointed kitchen, utility room and cloakroom. A conservatory to the side provides additional living space, whilst the upper floors offer three bedrooms, including a charming attic bedroom with snug.

GARDEN

Outside, a side entrance leads to the attractive gardens, which are thoughtfully divided into two distinct areas. The first is predominantly a flower garden and includes a greenhouse and potting shed. There is a well which has been filled and covered. The second provides a further lawned garden, complemented by a substantial oak frame outdoor kitchen and workshop with a porcelain-tiled patio, ideal for outdoor entertaining, and finally, a smartly enclosed chicken run. The end of the garden immediately adjoins the village's public meadow, adding to the property's appealing setting and sense of community.

SERVICES

Council tax band: Teignbridge D
Utilities: Mains: Drainage, water (metered), electricity
Heating: Two logs burners and heated towel rail in bathroom
Standard and superfast broadband available. EE, 02 and Vodafone mobile networks available.

AGENT'S NOTES

*The property enjoys access rights via both neighbouring properties. Neighbours do not have rights over Victoria House's gardens.
*The outdoor kitchen area has been designed and built for the possibility of attaching solar panels, enough to run the house.
*The boiler that has been installed is central heating ready should someone wish to install it.

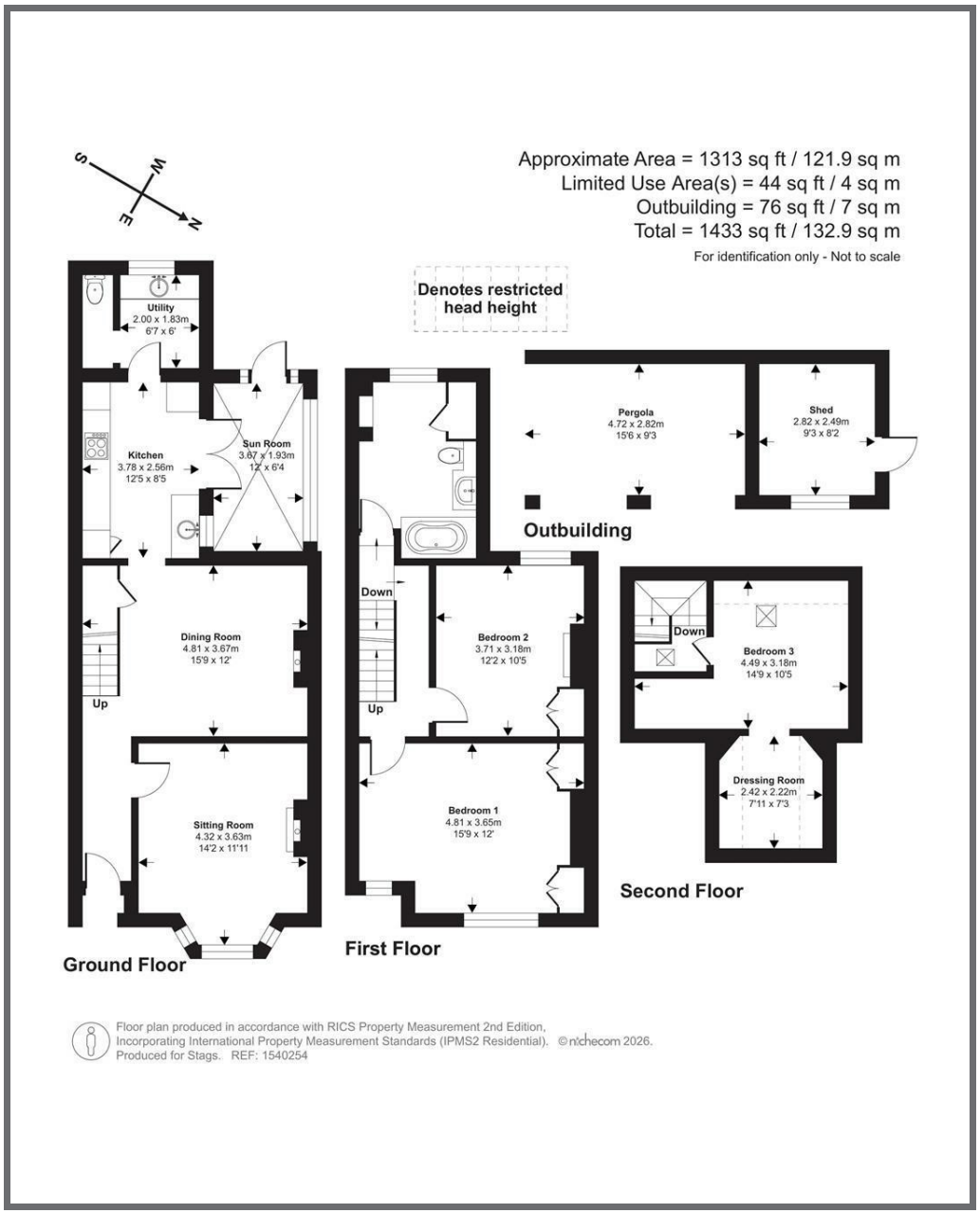


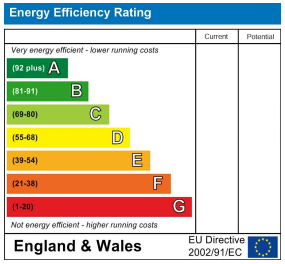




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