



6 Castle Gate, Exeter, EX6



An impressive detached bungalow in a desirable village location backing onto open countryside.



Exeter city centre 7.6 miles, Exeter St Thomas Station 8.1 miles, Teignmouth town and beach 8.1 miles, Exeter Central Station 8.9 miles, Exeter St David's Stations 8.9 miles, Exeter International Airport 9.6 miles. (All distances quoted are approximate).

Situation

The village of Kenton lies in a superb position, surrounded by Devon countryside and close to the mouth of the River Exe, with its excellent sailing and watersports facilities. The village has several everyday amenities, including a local shop and post office, a village pub and a primary school, while the nearby larger village of Starcross has a local store, a pharmacy, a doctor's surgery and a primary school. Exeter is within easy reach, and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including a John Lewis and a Waitrose supermarket.

For leisure, there is sailing nearby at Starcross Yacht Club, as well as superb walking, cycling and riding routes along the South West Coast Path and the Dartmoor National Park. Beaches can be found nearby at Dawlish Warren and Teignmouth.

Communication links are excellent; the M5 motorway provides links to the A38 to Plymouth, or the A30 to Cornwall to the South, and Bristol and London to the north and east. Regular rail services run from Exeter St. Davids to London Paddington, taking just over two hours. Exeter International Airport, less than 10 miles away, offers both local and international flights.

The area has a number of good schools, with primary schooling in Kenton, Starcross and Cockwood, as well as Dawlish Academy for secondary. Further state and independent schooling can be found in Exeter, as well as the world-renowned University of Exeter.

The property

A light and airy detached bungalow located in the desirable village of Kenton, with comfortable, flexible accommodation, and clean, neutral décor throughout.

The welcoming entrance hall has two chandeliers and Axminster carpets, while a door leads to the main reception room - the L-shaped sitting room. This splendid dual aspect living space welcomes plenty of natural light and has Axminster carpets, two chandeliers and a Minster fireplace. Adjoining the sitting room is a formal dining room with a chandelier, Axminster carpet and sliding glass doors opening onto the rear gardens.





The well-equipped kitchen has Amtico flooring and plenty of storage to base and wall level in oak fronted cabinets. There are also integrated appliances, including a new 800mm Bosch induction hob, Bosch cooker hood extractor fan, Neff double oven, Bosch washing machine, two fridges, Zanussi freezer. The utility room provides further storage, as well as a Bosch washing machine and tumble dryer.

The ground floor has five bedrooms, all of which are comfortable doubles. The generous principal bedroom has extensive fitted storage, a dressing room and an en suite shower room, while the second bedroom also features fitted storage and an en suite bathroom.

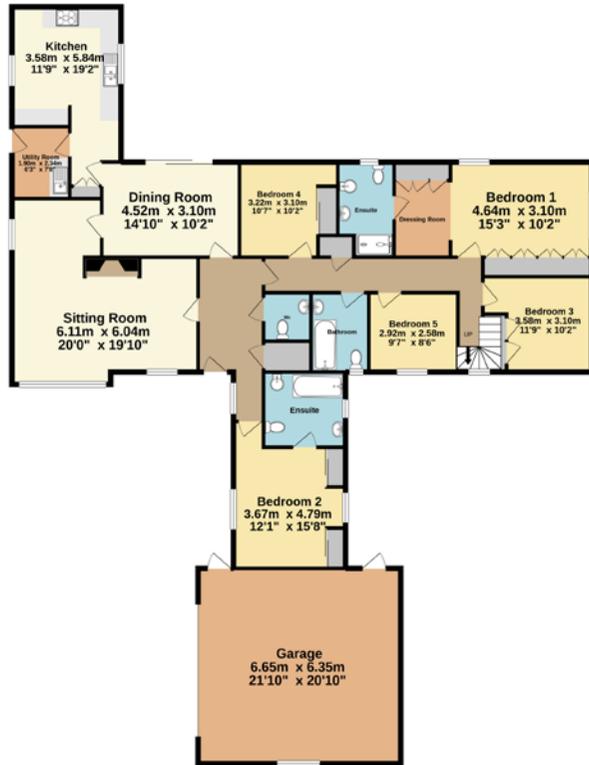
The ground floor also has a cloakroom and a family bathroom, while upstairs there is a further generous double bedroom with four skylights, which could also be used as a study. The first-floor also has loft and eaves storage space.

Garden and Grounds

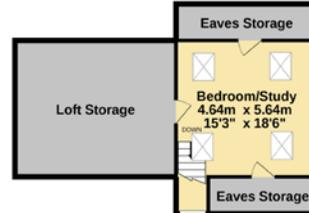
At the entrance to the property, double gates open onto the tarmac driveway, which provides plenty of parking space for several vehicles and access to the integrated double garage for further parking and storage space. The front garden has an area of lawn and several shrubs, while to the side and rear of the house, the garden has two areas of well-maintained lawn, paved and gravel terracing a variety of shrubs and hedgerow, and a storage shed.



Ground Floor
214.2 sq.m. (2305 sq.ft.) approx.



1st Floor
55.2 sq.m. (594 sq.ft.) approx.



TOTAL FLOOR AREA : 269.4 sq.m. (2899 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 1/2021

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We would be delighted to tell you more.

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Directions (EX6 8SQ)

From Exeter city centre, take the A3015/Topsham Road and after two miles, at the roundabout, take the third exit onto the A379/Bridge Road. After a mile, take the first exit at the roundabout to stay on the A379 for four and a half miles, into Kenton. Turn right onto Warborough Hill and then take the first turning on your left onto Castle Gate. Turn right to stay on Castle Gate, and you will find the property at the end of the cul-de-sac.

Services

Mains electricity, water and drainage. Gas central heating.

Local Authority

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot, TQ12 4XX

www.teignbridge.gov.uk, +44 (0)1626 361101

Tenure

Freehold

Tax Band

G

EPC Rating

D



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2021. Photographs and videos dated May 2021.

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