

SAMPLE MILLS & Co.

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Bay Trees
Kennford
Exeter

Price **£370,000**

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Bay Trees, Kennford, Exeter EX6 7UY

Price: £370,000

ABOUT THE PROPERTY:

Bay Trees is one of a few executive detached homes in this quiet residential area. Situated in the village of Kennford on the outskirts of Exeter, Bay Trees is ideally located in the catchment area of Kenn C of E Primary School and the highly regarded pre-school.

They call it the happy valley of Kenn, and Kennford has all that you need including a shop, post office and local public house. It is ideally situated for anybody wishing to commute to Exeter, Torquay, Plymouth or further up the M5 to Bristol. There are regular trains from Exeter to London and all the attractions of Devon are within easy reach.

The property offers good sized accommodation for a growing family with the downstairs offering a magnificent lounge diner with double doors into the conservatory and a well-equipped kitchen/breakfast room. Also located off the hall is a useful study/fifth bedroom which offers the flexibility to create an office for those who prefer to work from home.

Upstairs are 4 good size double bedrooms, the master having the benefit of a shower room en-suite, and a light and large family bathroom.

The rear garden is south facing made up of a large patio area with lawns surrounded by well stocked borders with shrubs and trees.

After a busy day the large double garage with its electric powered door provides parking for 2 cars and the drive way also has parking for 2 further cars.

This beautiful family home provides all the space you need along with a great location for getting the best out of the wonderful county that is Devon.

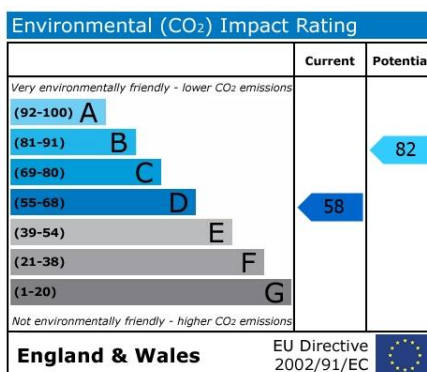
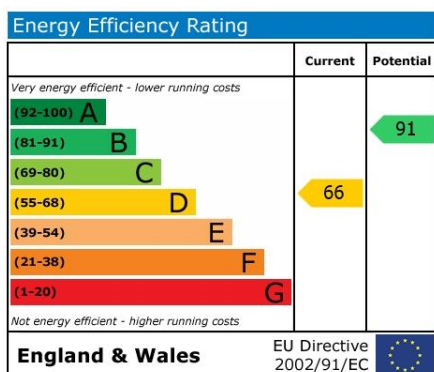
Directions

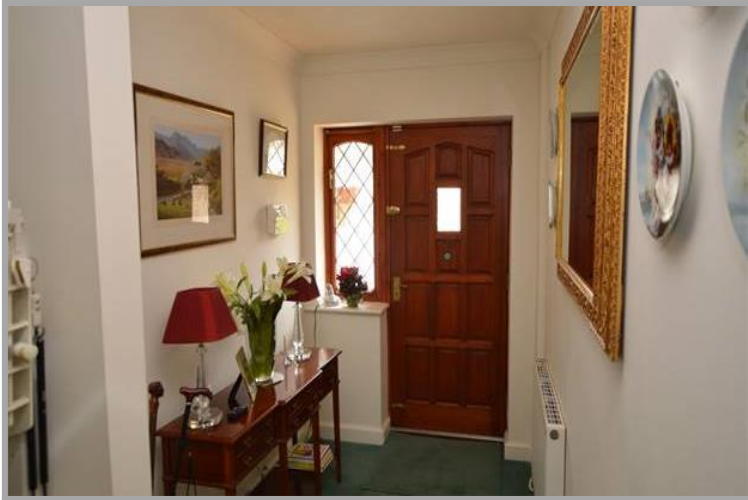
From Newton Abbot head east on East St/A381 towards King St.

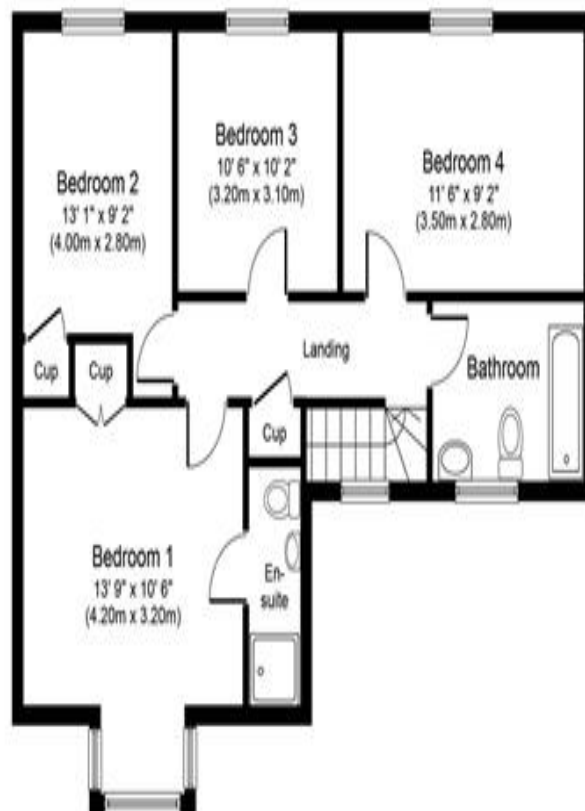
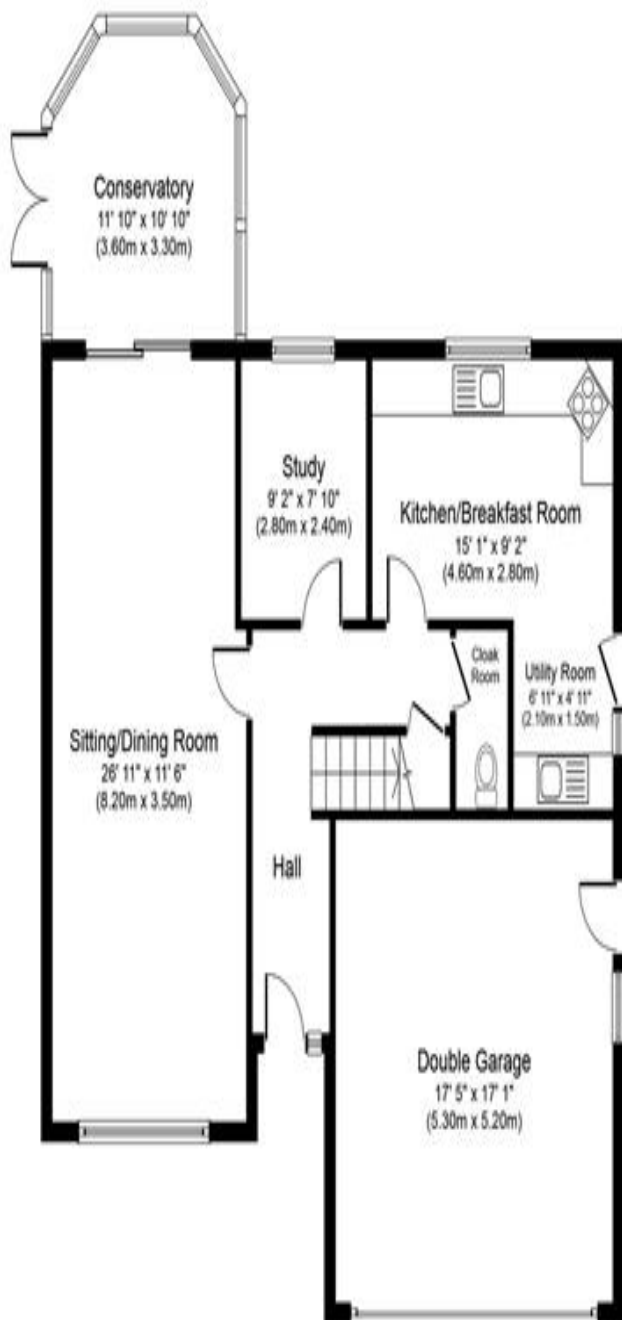
Continue to follow A381. Turn right onto Station Rd/A381. Continue to follow A381. At the roundabout, take the 1st exit onto the Besigheim Way/A380 slip road to Exeter/Ashburton/Bovey Tracey/Teignmouth/Shaldon. Merge onto Besigheim Way/A380. Continue to follow A380. Take the exit towards Kennford/Kenn. Turn right. Turn left. Turn left onto Bay Trees.

Disclaimer

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







Ground Floor
Approximate Floor Area
1,163 sq. ft.
(108.0 sq. m.)

First Floor
Approximate Floor Area
710 sq. ft.
(66.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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