



Ideal opportunity to purchase as a first home or investment property! Situated in the highly popular village of Kennford is this lovely one bedroom end terrace house, offering easy access to all village amenities, city of Exeter and major road network. The property features; bright open plan double aspect living, dining and kitchen space, spacious double bedroom and modern adjoining shower room. The property benefits from an enclosed rear garden and off road parking. Chain Free.

Beers Terrace
Kennford £165,000

West of 

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Perfect first home or investment property | One double bedroom |
 Open plan living/dining/kitchen space | Modern fitted kitchen | Modern
 shower room | Enclosed rear garden | Off road parking | Close to all
 village amenities | Good access to city of Exeter and major roads |
 Chain Free

PROPERTY DETAILS:

APPROACH

Upvc double glazed door to open plan living/dining and kitchen space.

OPEN PLAN LIVING/DINING/KITCHEN AREA

22' 6" x 11' 10" (6.86m x 3.61m) Light and spacious double aspect room with Upvc double glazed window to front aspect and Upvc double glazed french doors to the garden. Stripped pine floor. Stairs leading to the first floor. TV and telephone points. Wall mounted electric radiator.

KITCHEN

Modern fitted kitchen with range of base and wall units in wood effect finish. Worktop with tiled surround and inset stainless steel sink. Space for slot-in electric cooker. Space and plumbing for washing machine. Matching breakfast bar area with cupboards under and space for seating. Useful understair recess.

FIRST FLOOR

STAIRS/LANDING

Stairs from the living room area lead up to the first floor landing with door to the bedroom and Upvc double glazed window to rear aspect with outlook over the garden.

BEDROOM

13' 1" x 11' 10" (3.99m x 3.61m) (max) Spacious double bedroom with Upvc double glazed window to front aspect. Stripped pine floor. Wall mounted electric radiator. Door to large storage cupboard complete with shelving. Door to en-suite.

EN-SUITE

9' 0" x 3' 9" (2.74m x 1.14m) Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboards under. Glass door to shower enclosure with electric shower. Chrome ladder style electric radiator. Tiled floor. Extractor fan. Recess spotlights.

OUTSIDE

FRONT

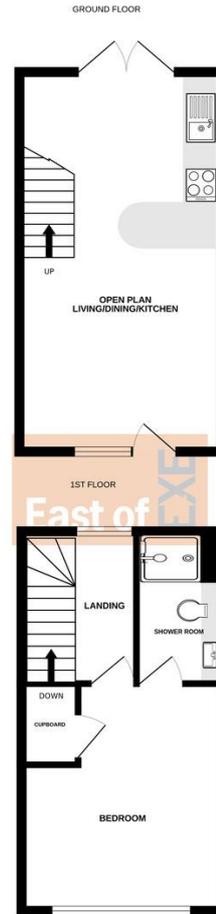
Off road parking area located in front of the property plus additional roadside parking available.

REAR GARDEN

Enclosed rear garden featuring a timber decked area adjoining the rear of the property leading onto a lawned garden area. Gate with side access.

AGENTS NOTES:

The property is Freehold
 Council Tax Band: C - Teignbridge District Council



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		109
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967