



**Offers Over £500,000**  
**Kensmead, Green Lane, Exton, EX3 0PW**



01395 265530



**Detached bungalow occupying a site of approximately 0.2 of an acre and offering a rare opportunity for development, located in this highly sought after village, backing and siding onto open fields.**

**Sitting Room  
Kitchen/Breakfast Room  
Two Bedrooms  
Bathroom  
All Mains Services Available  
No Chain**

#### **LOCATION**

Exton lies on the east side of the River Exe estuary some five miles from the Cathedral City of Exeter with its comprehensive range of services and five miles from the coastal town of Exmouth, popular for its long sandy beach. Considered a special place to live, Exton has the benefit of a train station which provides easy access to Exeter and Exmouth. The Puffing Billy restaurant is within easy walking distance and offers a superb and varied menu. Access to all major road links are within easy commuting to the M5 motorway, A38 and A30.

**THE ACCOMMODATION COMPRISES (all room sizes approximate):-**

#### **ENTRANCE**

Opaque double glazed entrance door leading through to:-

#### **RECEPTION HALLWAY**

Storage heater. Hatch to roof. Two built-in storage cupboards. Stripped wood floor. Doors leading off to:-

#### **SITTING ROOM 16' 7" (5.05m) x 12' 10" (3.91m)**

Large double glazed window to the front and double glazed window to the side. Feature Minster stone fireplace. Display shelving. Electric radiator.

#### **KITCHEN/BREAKFAST ROOM 15' 5" (4.70m) x 8' 2" (2.49m)**

Double glazed windows to the side. Opaque double glazed door leading out to the rear. Roll edge worktop surfaces in tiled splashback. Stainless steel sink with storage under. Space for appliances. Matching wall mounted cupboards.

**BEDROOM 1 13' (3.96m) x 9' 10" (3.00m)**

Double glazed window to the front.

**BEDROOM 2 9' 10" (3.00m) x 8' 8" (2.64m)**

Double glazed window to the rear. Fitted wardrobes. Further storage space.

**BATHROOM 6' 6" (1.98m) x 5' 5" (1.65m)**

White suite comprising:- tiled panelled bath with Victorian style mixer shower tap. Low level corner W.C. Wash hand basin with cupboards under. Walls in full tiled surround. Opaque double glazed window. Heated towel rail.

**OUTSIDE**

The property sits on a generous plot of approximately 0.2 of an acre and sides onto open fields. It is approached via a private drive providing ample parking for several vehicles.

**FRONT GARDEN**

Mainly laid to lawn with some mature trees and shrubs. There is access around

**REAR GARDEN**

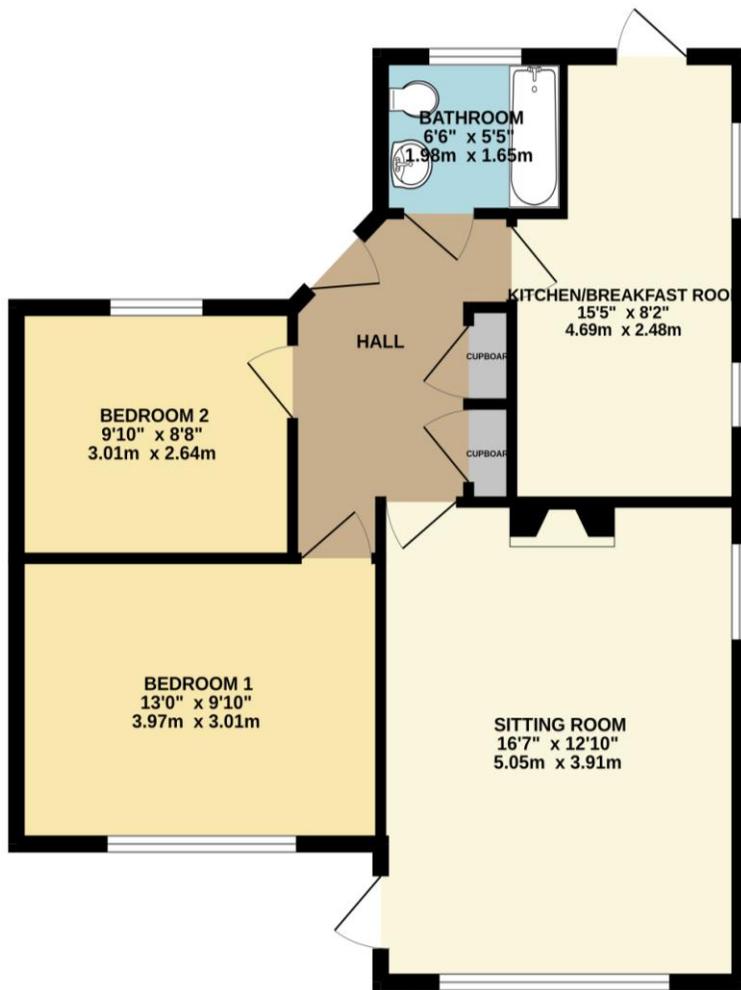
Gravelled area leading onto an area of lawned garden. Hedge and fence enclosure. Timber garden store.

**SINGLE GARAGE**

Up and over door and side pedestrian door.

**COUNCIL TAX BAND D**





### DIRECTIONS

From Exmouth, head out on the A376 towards Exeter. Go through the traffic lights signposted to Exton station and then take the next left into Exton Lane. At the 'T' junction follow the road around to the right into Green Lane. The property will be found further along on the right hand side.

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TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) 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.  
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#### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

