



EXETER

GUIDE PRICE **£375,000**

3 Bedroom Home in Quiet & Convenient Location

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: D (60)

**MILLER**  
TOWN & COUNTRY



- » 3 Bed 1930s Semi-Detached House
- » High Ceilings and Bay Windows
- » 2 Reception Rooms
- » Great Indoor-Outdoor Living Setup
- » Enclosed Rear Garden w/ Summer House
- » Single Garage plus Private Parking to Front
- » Quiet Residential Area
- » Easy Access to City Centre and M5

## The Property

This 1930s semi-detached house within minutes of Exeter city centre offers a fantastic opportunity for the next owner. The property has all the desirable features you would expect from a property of this era, including high ceilings, original picture rails and bay windows to front, and has been well cared-for and maintained by the current owners. The entrance hallway leads to two reception rooms on the right, first the lounge (bay window to front) and then the dining room, and both have gas fires. The kitchen was updated within the last 15 years and is in pristine condition - move-in ready! There is an enormous fully glazed sliding door from the dining room to the rear garden, flooding the room with light and creating the perfect indoor / outdoor living setup. Upstairs are two double bedrooms (one with bay window), both with built in cupboards, a single bedroom with attractive corner window unit and the family bathroom.

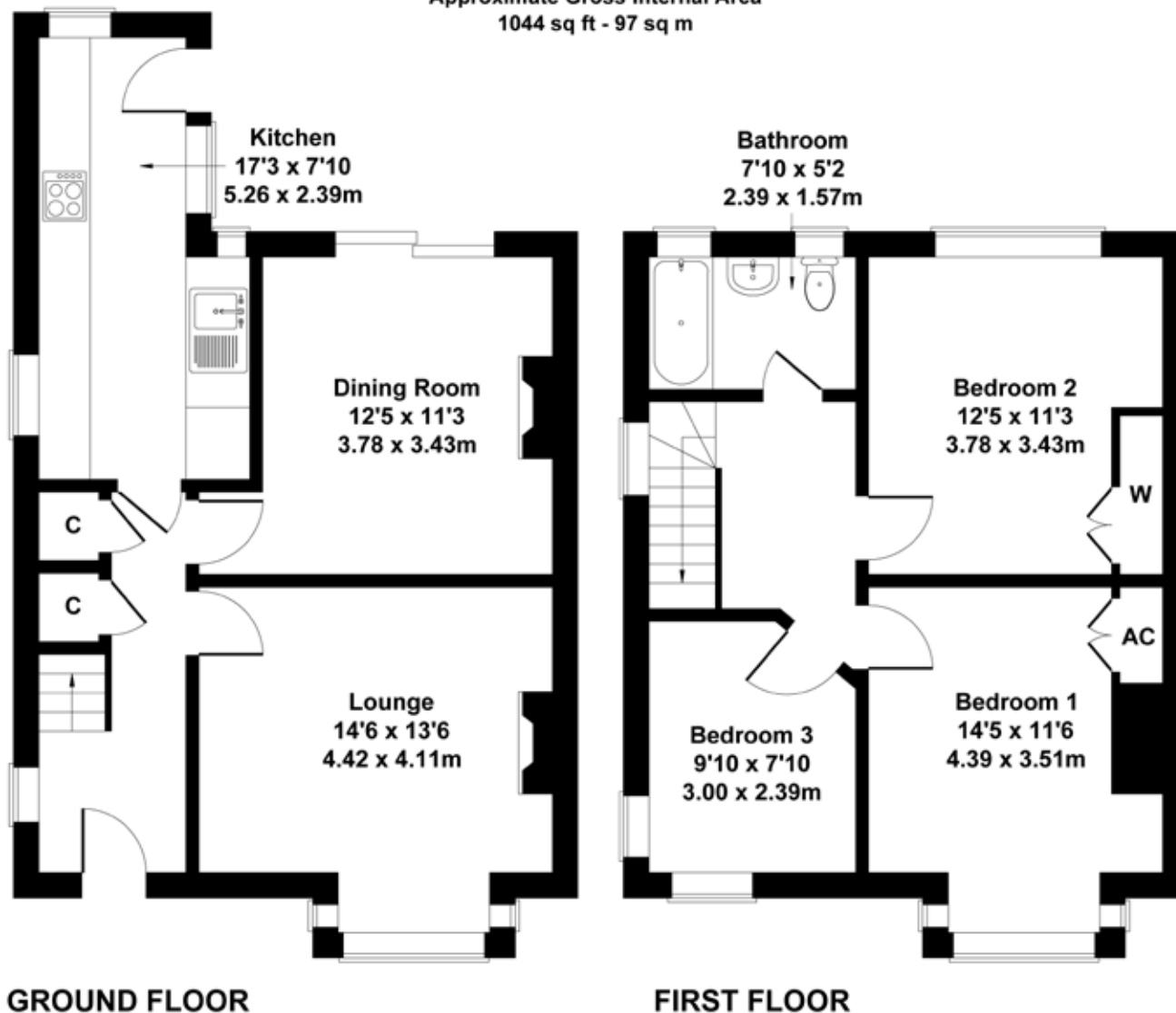


## Outside

Private parking to front. Shared driveway with access to a single garage with power connected at the rear. Enclosed rear garden with summer house, (which is also powered) primarily laid to lawn with flower and shrub borders and useful patio area. There is also an EV charging point.

# 35 Kennerley Avenue

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

**Agents Note:** The driveway for this property is shared with the property next door. The granite water fountain, timber shed and washing machine are excluded from the sale.

## Location

The property is located in the popular and convenient Whipton Village area of Exeter. This locale is predominantly residential and offers a wide range of amenities. There are two primary schools within ½ mile, one of which has a 'Good' and the other has an 'Outstanding' rating from Ofsted, and the Ofsted-rated 'Good' St James School and St Lukes provide secondary education. There are 4 supermarkets within easy walking distance, and Whipton Village has a good range of local retail and service offerings. The local Polsloe Bridge rail station offers connection to Exeter Central station and on to the Exeter St. David's interchange. Exeter's city centre can be reached in minutes and offers a host of further amenities, including shops, cafes, hotels and restaurants. Also in the city centre are cultural attractions, including Exeter Cathedral, which dates back to 1050. The M5 is on the doorstep, and Exeter airport is less than 15 minutes away by car.

## Ground Floor

Lounge 14'6" x 13'6"

Kitchen 17'3" x 7'10"

Dining Room 12'5" x 11'3"

## First Floor

Bedroom 1 14'5" x 11'6"

Bedroom 2 12'5" x 11'3"

Bedroom 3 9'10" x 7'10"

Bathroom 7'10" x 5'2"

**Services:** Mains electricity, gas, water and drainage.

**Council Tax Band:** D

**Tenure:** Freehold



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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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