

The Triangle, **Kenton**, EX6 8LB



A well-presented two bedroom Grade II Listed period cottage offering character features throughout, combined with practical modern living. The property benefits from a spacious lounge, contemporary fitted kitchen, two double bedrooms, a first floor bathroom, and an enclosed courtyard garden with useful outbuildings.

FREEHOLD, COUNCIL TAX BAND - C, EPC - D.

Guide Price £260,000

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FRONT DOOR TO

ENTRANCE VESTIBULE

Accessed via the front of the property, providing entry into the main living accommodation.

LOUNGE

A spacious reception room featuring exposed beam detail and a feature fireplace with inset stove. Windows provide natural light, and the room offers ample space for multiple seating arrangements.

KITCHEN/DINING ROOM

Modern fitted kitchen with a range of wall and base units, work surfaces, space for a freestanding cooker, inset sink unit with mixer tap, and space for additional appliance. Door providing access to the rear garden. Located between the lounge and kitchen, providing space for a dining table and access to storage cupboards and the staircase to the first floor.

FIRST FLOOR LANDING

Providing access to both bedrooms and the family bathroom, with airing cupboard.

BEDROOM 1

Window to the side, radiator and coved ceiling.

BEDROOM 2

L shaped room with window to the front, radiator and coved ceiling.

FAMILY BATHROOM

Family bathroom fitted with a freestanding bath, separate shower enclosure, pedestal wash basin, and WC.

OUTSIDE

Enclosed courtyard style garden laid mainly to paving, providing a low-maintenance outdoor space suitable for seating and entertaining. Includes useful outbuildings and storage areas and rear access gate.

AGENTS NOTE

We understand the property suffered from some flooding in 2023.

One bedroom in the house has a small flying freehold over the neighbouring property.



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