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52 Capel Lane, Exmouth, EX8 2PW

GUIDE PRICE
£475,000
TENURE Freehold



A Deceptively Spacious Detached Three Bedroom Chalet Style Bungalow With Good Size Rear Gardens And Lovely Views Over Neighbouring Countryside

Reception Hall * Lounge With Opening To Conservatory Extension * Kitchen Family Room/Studio * Two Ground Floor Bedrooms * Ground Floor Shower Room/Wc * First Floor Bedroom And Good Size Bathroom Suite * Ample Parking * Carport * Large Gardens With Various Outbuildings * Gas Central Heating * Double Glazing * Offered For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: uPVC front door with patterned double glazed window inset, picture window to one side with frosted glass to:

SPACIOUS RECEPTION HALL: Radiator, display shelf over, turning staircase rising to first floor landing with useful understairs storage cupboard beneath.

LOUNGE: 4.88m x 3.63m (16'0" x 11'11") A bright room with large opening through to double glazed conservatory extension, wooden fire surround with exposed brick hearth and chimney recess, TV point, radiator with display shelf over.

CONSERVATORY: 4.57m x 3.66m (15'0" x 12'0") A wonderful addition to the accommodation with electric ceiling fanlight, two radiators both with display shelves over, range of power sockets, uPVC double glazed windows and double doors overlooking and opening onto the rear garden enjoying a lovely rural outlook. Further uPVC double glazed door also giving access to the rear garden.

KITCHEN: 3.61m x 3m (11'10" x 9'10") Fitted range of gloss finished patterned work surfaces with cupboards and drawer units, plumbing for automatic washing machine and dishwasher space beneath working surfaces with patterned tiled surrounds, space for upright fridge/freezer, electric ceramic hob set into work surface with extractor hood over, built-in oven and grill above and below, wall mounted cupboards, radiator, uPVC double glazed window to rear aspect and part glazed door to:

FAMILY ROOM/STUDIO: 3.78m x 3.23m (12'5" x 10'7") A most versatile room with fitted range of shelving and display areas with cupboards, radiator, uPVC double glazed windows overlooking the rear garden, uPVC double glazed door to front aspect giving access to outside, another double glazed door giving access to the rear garden, door to: **STORE CUPBOARD:** 2.01m x 0.86m (6'7" x 2'10") Housing modern Worcester gas boiler for hot water and central heating.

GROUND FLOOR BEDROOM 2: 3.33m x 3.28m (10'11" x 10'9") Built-in wardrobes, radiator, uPVC double glazed window to front aspect, TV point.

GROUND FLOOR BEDROOM 3: 3.35m x 3.33m (11'0" x 10'11") TV point, radiator, uPVC double glazed window to front aspect, electric consumer unit.

GROUND FLOOR SHOWER ROOM/WC: 2.54m x 1.65m (8'4" x 5'5") With ease of access shower area with Mira shower unit, low level shower splash screen, shower curtain and rail, pedestal wash hand basin, WC with push button flush, extensively tiled walls, radiator, uPVC double glazed window with patterned glass.

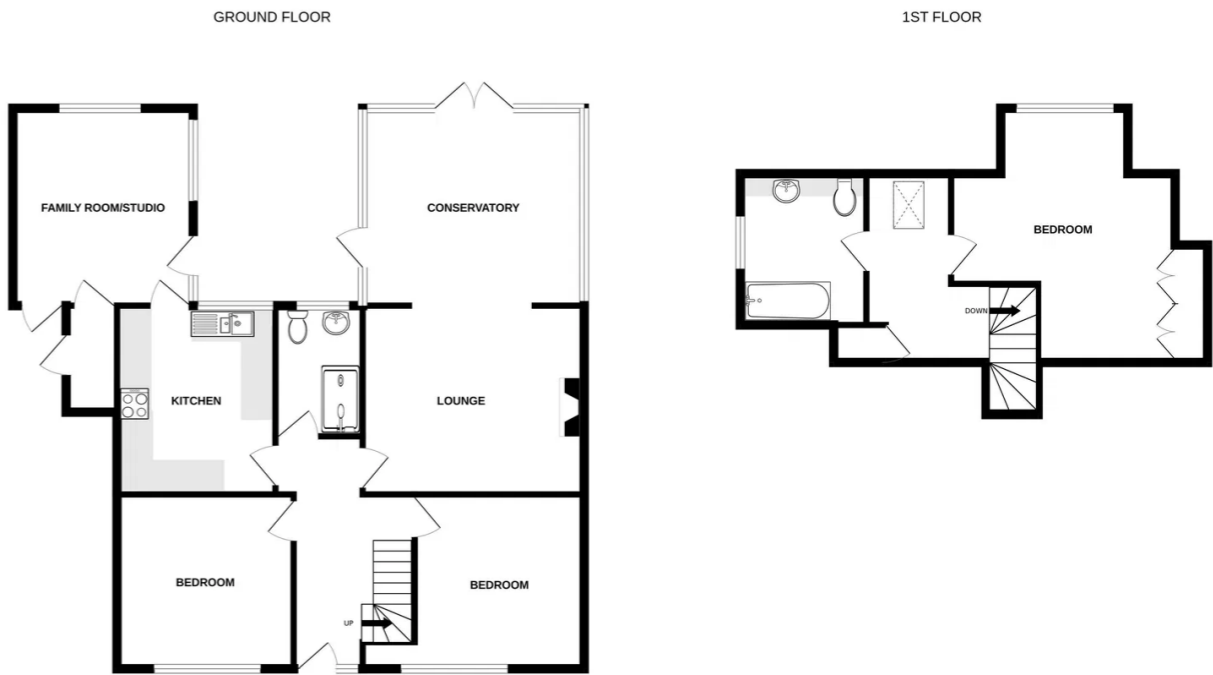
FIRST FLOOR LANDING AREA: Double glazed velux window, access to eaves storage space, door giving access to storage cupboard and into the roof void with light connected.

BEDROOM 1: 5.05m x 4.34m (16'7" x 14'3") A wonderful bedroom with built-in wardrobes and storage cupboards, radiator, uPVC double glazed window to rear aspect gaining wonderful rural views.

FIRST FLOOR BATHROOM/WC: 3.05m x 2.97m (10'0" x 9'9") A spacious room with bath having patterned tiled surround, wood-effect display surface with inset sink unit with chrome mixer tap, matching tiled splashback with range of cupboards, WC with concealed cistern and push button flush beneath, radiator, Dimplex electric wall heater, light shaver socket, uPVC double glazed window with patterned glass.

OUTSIDE: The front garden comprises of a patio area and a good size block paved driveway and turning area providing ample parking and leading to the carport. Pedestrian gate and pathway also gives access to the property. To one side of the property is an enclosed courtyard area with timber **WORKSHOP:** 2.97m x 1.98m (9'9" x 6'6") with power and light connected. To the rear of the carport is a pedestrian gate and patio pathway, outside power sockets, good size timber **SHED:** 3.56m x 2.29m (11'8" x 7'6"). There is a patio pathway and gate that gives access through to the rear garden with outside power supply and timber garden shed. The rear garden is a wonderful feature of the property being generous in size offering a high degree of privacy and seclusion and adjoining rolling countryside. Patio sun terrace adjoining the property with outside cold water tap, extensive lawned gardens with a variety of mature shrubs, flowers and trees. **Brick STORE:** 2.36m x 2.06m (7'9" x 6'9") with window, patio area to the front. To the rear of the garden is a raised decked sun terrace ideally positioned to take full advantage over the countryside views.

FLOOR PLAN:



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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