



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

10 Claredale Road, Exmouth, EX8 2EE

GUIDE PRICE
£865,000
TENURE Freehold



An Impressive Four Bedroom Detached Residence Located In One Of Exmouth's Most Desirable Areas And Standing In Beautiful Level South West Facing Grounds Of Approximately 0.19 Of An Acre, Ample Parking And Double Garage

Quiet Cul-De-Sac Location Offering Ease Of Access To Both The Town Centre And Seafront * Triple Aspect Lounge * Spacious Dining/Sitting Room * Spacious Kitchen/Breakfast Room * Utility Room * Ground Floor Cloakroom/Wc * Four First Floor Bedrooms * Main Bedroom With En-Suite Shower Room/Wc * Family Bath/Shower/Wc Gas Central Heating * Double Glazing * No Onward Chain

10 Claredale Road, Exmouth, EX8 2EE

Pennys are delighted to offer for sale this detached four bedroom house located in one of Exmouth's most desirable areas offering ease of access to the town centre, seafront and bus services. The property was fully renovated in 2001 using a local architect, including all new wiring and plumbing. Offered with no on-going chain the accommodation is both bright and spacious and enjoys ample parking and a detached double garage. Standing in approximately 0.19 of an acre plot the property enjoys a level, enclosed and secluded rear South-West facing garden. Viewing strongly recommended.

THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE PORCH: 8'6 x 5'9 Useful entrance to the property with tiled floor with double glazed windows overlooking the front garden, inner glazed door to:

RECEPTION HALL: A fine entrance to the property with feature glass wall, tiled flooring, recessed ceiling led spotlighting, radiator, impressive solid wood staircase rising to first floor landing.

GROUND FLOOR CLOAKROOM/WC: Pedestal wash hand basin in tiled splashback with fitted mirror over, WC, radiator, extractor fan, tiled floor.

LOUNGE: 6.53m x 4.85m (21'5" x 15'11") A bright spacious triple aspect room with double glazed windows to front and side aspects, double glazed double doors opening onto the rear garden, two radiators, TV point, telephone point, chimney recess with display mantel over.

SPACIOUS DINING/SITTING ROOM: 6.55m x 3.71m (21'6" x 12'2") Another spacious bright room with double glazed window and double glazed double doors overlooking and opening onto the rear garden, two radiators, feature chimney recess, telephone point, opening through to:

SPACIOUS KITCHEN/BREAKFAST ROOM: 6.25m x 3.48m (20'6" x 11'5") maximum. A lovely open plan room with feature high vaulted style ceiling in breakfast area with two sets of double glazed velux windows allowing an abundance of light with further double glazed window to front aspect. The kitchen is fitted with a wide range of gloss finish patterned work surfaces with matching splashbacks with inset circular sink unit with mixer tap, inset electric hob with stainless steel extractor hood over with light and range of cupboards, built-in oven and grill with cupboard over and drawer units beneath work surfaces, with tiled surrounds, wall mounted cupboards, radiator, Double glazed window to front aspect from kitchen area, door to:

UTILITY ROOM: 2.79m x 2.57m (9'2" x 8'5") Fitted with gloss finish patterned work surfaces with matching splashbacks with tiling over, inset one a quarter bowl single drainer sink unit with mixer tap, plumbing for automatic washing machine, cupboards and appliance space beneath worktops, wall-mounted Worcester gas boiler for hot water and central heating, fitted range of upright shelved storage cupboards with space for upright fridge/freezer, double glazed window and door giving access to and overlooking the rear garden.

FIRST FLOOR LANDING: Access to fully insulated and boarded roof space, double glazed window to front aspect.

BEDROOM 1: 4.65m x 3.68m (15'3" x 12'1") including doorway recess. Spacious main bedroom with double glazed window to rear aspect, radiator.

EN-SUITE SHOWER ROOM/WC: 2.67m x 1.73m (8'9" x 5'8") Comprising of a shower cubicle with splashback walls and splash screen door, pedestal wash hand basin, WC with concealed cistern and display surface over with cupboards beneath, heated towel rail, light shaver socket, double glazed velux window with fitted blind, ceiling spotlighting and ceiling extractor fan.

BEDROOM 2: 4.37m x 3m (14'4" x 9'10") With double glazed window to rear aspect, radiator.

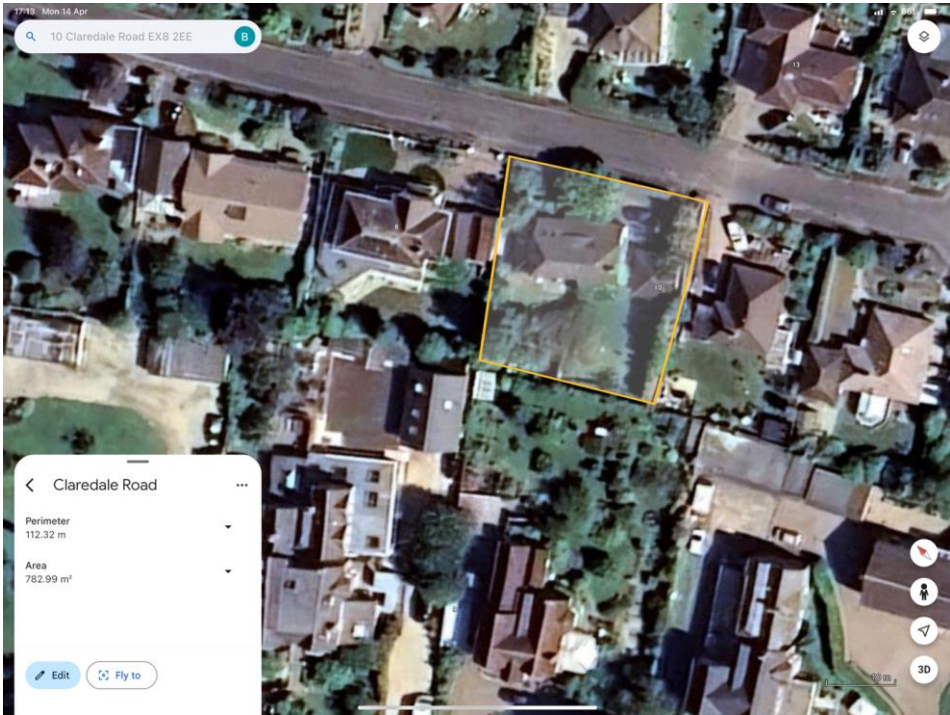
BEDROOM 3: 4.88m x 3.28m (16'0" x 10'9") maximum overall measurement. Double glazed window to side aspect, radiator.

BEDROOM 4: 9'3m x 2.69m (9'10" x 8'10") Double glazed window to rear aspect, radiator.

BATHROOM/WC: 2.72m x 2.49m (8'11" x 8'2") Bath with tiled surround, shower cubicle with splashback walls, curved splash screen door and shower unit, pedestal wash hand basin with light shaver socket over, WC with concealed cistern and push button flush, display surface over with cupboards beneath, tiling to splash prone areas, double glazed velux window with fitted blind, heated tower rail, ceiling spotlighting ceiling extractor fan.

OUTSIDE: The property is quietly situated in a desirable location approached by a block paved driveway and turning area, leading to a detached double garage, attractive front garden with mature shrubs, magnolia tree and block paved pathway to either side of the property giving access to the rear garden. The south-west facing rear garden is a lovely feature of the property, level and fully enclosed with a high degree of privacy and seclusion with large patio sun terrace area offering an ideal space for outside entertaining, extensive lawned garden edged with well stocked shrub beds and impressive mature cherry blossom tree. Outside lighting, pergola area over part of the patio with mature wisteria.

DETACHED DOUBLE GARAGE: 5.79m x 5.69m (19'0" x 18'8") Up and over door, power and light connected, electric consumer unit, double glazed window, part glazed door giving access into the rear garden. Storage space in roof void.



SEPARATE FLOOR PLAN: