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A Beautifully Presented And Much Improved Semi Detached House **Enjoying A Highly Convenient Location With Well Planned Gardens, Driveway And Large Garage/Store** 

Entrance Porch \* Reception Hall \* Stunning Open-Plan Kitchen/Dining Room Family Room \* Attractive Living Room \* Three First Floor Bedrooms Modern Bathroom Suite \* Viewing Highly Recommended

# **f**rightmove

www.pennys.net

2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN Tel: 01395 264111 EMail: help@pennys.net

### PENNYS ESTATE AGENTS

### 98 Churchill Road, Exmouth, EX8 4DU

THE ACCOMMODATION COMPRISES: Double glazed front door giving access to:

**ENTRANCE PORCH:** 2.03m x 1.63m (6'8" x 5'4") With courtesy light, inner double glazed door giving access to:

**RECEPTION HALL:** A fine entrance to the property with radiator, staircase rising to first floor landing with feature chrome spindle balustrade with useful under stairs storage cupboard beneath.

**KITCHEN/DINING ROOM:** 5.13m x 3.33m (16'10" x 10'11") A stunning openplan room with a guality kitchen comprising of a range of patterned worktop surfaces with matching splashbacks with cupboards and drawer units, plumbing for automatic washing machine beneath, inset one and a half bowl sink unit with mixer tap, induction hob with in-built extractor fan, double oven, integrated fridge and freezer, wall mounted cupboards with concealed lighting beneath, stylish upright radiator, recessed ceiling spotlighting, sliding double glazed patio doors to the SUN ROOM and opening to:

**LIVING ROOM:** 3.91m x 3.12m (12'10" x 10'3") A most attractive room with double glazed Oriel style window overlooking the front aspect, inset living flame gas fire set in chimney recess, TV point, stylish upright radiator.

**FAMILY ROOM:** 5m x 2.26m (16'5" x 7'5") A lovely addition to the accommodation with ceiling spotlighting, TV point, radiator, double glazed windows and double doors opening onto the rear garden.

FIRST FLOOR LANDING: Access to roof space via loft ladder, radiator, double glazed window to side aspect.

**BEDROOM 1:** 3.94m x 3.05m (12'11" x 10'0") Double glazed window enjoying pleasant views across the town to the coastline in the distance, radiator.

**BEDROOM 2:** 3.28m x 3.05m (10'9" x 10'0") Double glazed window to rear aspect, radiator, fitted wardrobe.

**BEDROOM 3:** 3.05m x 1.98m (10'0" x 6'6") Double glazed window to front aspect again gaining a pleasant outlook, cupboard over stairwell recess.

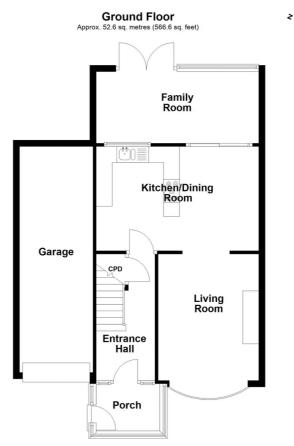
**BATHROOM/WC:** 1.93m x 1.88m (6'4" x 6'2") A modern suite with bath with Mira shower over, folding shower splash screen, wash hand basin set in display surface with cupboards and WC beneath with push button flush, fully tiled walls, chrome heated towel rail, double glazed window.

**OUTSIDE:** The property enjoys landscaped gardens planned with ease of maintenance in mind. The front garden has decorative garden areas with colourful shrub beds with driveway providing off-road parking leading to a **GARAGE/STORE.** The rear garden is beautifully planned comprising of decorative stone and patio seating areas ideal for outside entertaining with well stocked and colourful flower and shrub beds. There is a **GARDEN STORE** towards the rear of the garden.

GARAGE/STORE: 7.16m x 2.13m (23'6" x 7'0") With power and light connected, up and over door, door giving direct access into the garden.

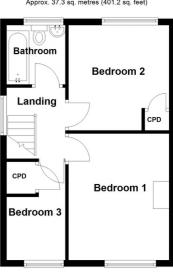
Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

## FLOOR PLAN:



Total area: approx. 89.9 sq. metres (967.8 sq. feet)





**First Floor**