



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(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.

98 Churchill Road, Exmouth, EX8 4DU

GUIDE PRICE

£345,000

TENURE Freehold



**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

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 open-plan room with a quality 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:

