



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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	
WWW.EPC4U.COM			

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32 Berry Close, Exmouth, EX8 2PT

GUIDE PRICE

£230,000

TENURE Freehold



A Semi Detached House Requiring A Programme Of Modernisation And Refurbishment With Large Gardens And Offered For Sale With No Ongoing Chain

Entrance Porch * Lounge * Dining Room * Kitchen/Breakfast Room * Three Good Size Bedrooms * Bathroom/Wc * Double Glazed Windows * Gas Central Heating

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THE ACCOMMODATION COMPRISES: Double glazed front door to entrance porch with opening to:

LOUNGE: 4.27m x 3.35m (14'0" x 11'0") With stone fire surround in display area, TV point, radiator, double glazed window to front aspect, archway to:

DINING ROOM: 2.72m x 2.41m (8'11" x 7'11") Double glazed window to rear aspect, radiator, access to useful understairs recess.

INNER LOBBY: Stairs rising to first floor landing and opening through to:

KITCHEN/DINING ROOM: 6.22m x 2.11m (20'5" x 6'11") widening in breakfast area to 3.12m (10'3") Worktops with single drainer sink unit, cupboards, drawer units, plumbing for automatic washing machine beneath, cooker point, eye-level cupboards, part-tiled walls, breakfast bar area with radiator beneath, understairs storage cupboard, tiled floor, double glazed windows to side and rear aspects, double glazed door giving access to side and rear elevations.

FIRST FLOOR LANDING: Double glazed arched window on half landing, access to roof space, cupboard housing water tank and gas boiler for hot water and central heating.

BEDROOM 1: 3.61m x 3.58m (11'10" x 11'9") Radiator, double glazed window to front aspect.

BEDROOM 2: 3.38m x 2.92m (11'1" x 9'7") Double glazed window to front aspect, radiator.

BEDROOM 3: 2.72m x 2.39m (8'11" x 7'10") Double glazed window to rear aspect, radiator.

BATHROOM/WC: 2.24m x 1.75m (7'4" x 5'9") Double glazed window with patterned glass, bath with Mira shower over, shower curtain and rail, pedestal wash hand basin, WC, tiling to splash prone areas.

OUTSIDE: The front garden is laid to lawn with pedestrian pathway giving access to the property, side garden area with outside cold water tap gives access through to the rear garden. The rear garden is a good size and fully enclosed.

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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