



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

WWW.EPC4U.COM

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.

27 Withycombe Road, Exmouth, EX8  
1TF

GUIDE PRICE  
**£325,000**  
TENURE Freehold



**A Period Bay Fronted Terraced House Enjoying A Convenient Location Within Easy Reach Of Schools, Shops And The Town Centre Offered For Sale With No Onward Chain**

Entrance Vestibule And Reception Hall \* Large Through Lounge And Dining Room \* Extended Kitchen / Breakfast Room \* Ground Floor Wc \* Two Bedrooms And Further Dressing Room / Bedroom 3 \* Spacious Bathroom / Wc \* Gas Central Heating & Recently Installed Combi Boiler \* Enclosed Rear Garden \* Garage \* No Onward Chain, Viewing Recommended



**27 Withycombe Road, Exmouth, EX8 1TF**

uPVC Double glazed front door with obscure glass inset giving access to:

**ENTRANCE VESTIBULE:** With feature mosaic tiled flooring, inner door leading to:

**RECEPTION HALL:** With laminate wood flooring which continues through to the lounge / dining room; radiator, cupboard housing electric consumer unit, staircase rising to first floor with understairs cupboard beneath; smoke alarm; ceiling light; attractive ceiling arch; door to:

**GROUND FLOOR WC:** With push button flush and space saver wash hand basin with tiled splashback; extractor fan; wall light.

**THROUGH LOUNGE & DINING ROOM:** 8.48m x 3.48m (27'10" x 11'5") Overall maximum measurement in to bay and alcove recess; a lovely bright and spacious dual aspect room.

**LOUNGE AREA:** uPVC double glazed bay window overlooking the front elevation; radiator; wood burner stove with marble hearth; TV point; telephone point; power points; ceiling light; wall lights; opening to:

**DINING AREA/POTENTIAL GROUND FLOOR BEDROOM:** With single glazed window to rear aspect; wooden shelving either side of chimney recess; radiator; ceiling light; wall lights; power points.

**EXTENDED KITCHEN:** 6.35m x 2.16m (20'10" x 7'1") A large extended kitchen with four uPVC double glazed windows to side aspect; fitted with a range of modern units comprising base cupboard and wall units; patterned worktops with inset stainless steel single drainer sink unit with cupboards beneath; brick effect tiled splashbacks; gas and electric cooker point; space for upright fridge freezer; plumbing for automatic washing machine; ceiling spotlighting; wall lights; smoke detector; power points; wood effect vinyl flooring; opening to breakfast area with vaulted ceiling; uPVC double glazed patio doors open on to the REAR GARDEN.

**FIRST FLOOR SPLIT LEVEL LANDING:** With high level single glazed window; built in shelved cupboard; door to:

**BATHROOM/WC:** 3.58m x 2.21m (11'9" x 7'3") A generous bathroom fitted with a modern suite with bath and chrome mixer tap; attractive half height tiled splashbacks throughout; shelving unit and cupboard housing recently installed 2025 Baxi combi boiler providing hot water and central heating; pedestal wash hand basin with chrome mixer tap over; fitted mirror with shelf above; close coupled WC with push button flush; large shower enclosure with detachable Mira shower; temperature control and fully tiled walls; uPVC obscure glazed windows to side and rear aspects; shaver socket; extractor fan; central ceiling light; access to partial loft space.

**BEDROOM ONE:** 4.37m x 2.82m (14'4" x 9'3") Measurement in to chimney recesses; bay window with uPVC double glazed windows to front aspect; radiator beneath; central ceiling light; power points.

**DRESSING ROOM/BEDROOM 3:** 3.51m x 1.6m (11'6" x 5'3") With uPVC double glazed window to front aspect; radiator beneath; power point; central ceiling light.

**BEDROOM TWO:** 3.96m x 2.74m (13'0" x 9'0") Measurement in to chimney recess; with single glazed window to rear aspect; chimney with wooden mantel surround; central ceiling light; power points.

**OUTSIDE:** The front of the property is enclosed with raised decorative stone chipping area, gas meter box, and a pathway leading to the front door. To the rear there is an enclosed patio paved garden with shrub border, outside courtesy light and pedestrian gate to rear service lane.

**GARAGE:** 4.85m x 3.4m (15'11" x 11'2") With up and over door, single glazed window to rear.

**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.  
Made with Metropix ©2025