



Awaiting EPC

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54 Wordsworth Close, Exmouth, EX8 5SQ

GUIDE PRICE
£245,000
TENURE Freehold



A Recently Refurbished Mid Terrace House Located In A Popular Area With Two Parking Spaces And Good Size Enclosed Rear Garden

Lounge * Modern Kitchen/Dining Room * Two Double Bedrooms
Stylish Modern Bathroom Suite * Gas Central Heating
Brand New Upvc Double Glazing * Super First Time Purchase
For Sale With No Ongoing Chain

54 Wordsworth Close, Exmouth, EX8 5SQ

Pennys are delighted to offer for sale this beautifully refurbished home which includes brand new 'A' rated double glazed windows (fitted July 2025), new radiators throughout, redecorated, and replaced carpets and floor covering. Viewing is highly recommended.

THE ACCOMMODATION COMPRISES: Entrance canopy with front door with patterned double glazed window inset to:

ENTRANCE HALL: Radiator, newly fitted electric consumer unit, stairs rising to first floor, door to:

LOUNGE: 4.67m x 2.84m (15'4" x 9'4") Two radiators, TV point, uPVC double glazed window to front aspect, access to good size understairs storage cupboard, door to:

KITCHEN/DINING ROOM: 3.89m x 2.69m (12'9" x 8'10") Fitted with a range of patterned work surfaces including a breakfast bar area, cupboards, plumbing for automatic washing machine beneath worktops, attractive tiled surrounds, inset one and a half bowl single drainer sink unit with chrome mixer tap, inset new four ring gas hob with new built-in oven below and stainless steel chimney style extractor hood over with light, wall mounted cupboards, Vaillant gas boiler for hot water and central heating, extractor fan, space for upright fridge/freezer, radiator, uPVC double glazed window overlooking the rear garden, uPVC double glazed door with patterned glass giving access to the rear garden.

FIRST FLOOR LANDING: Access to roof space via loft ladder.

BEDROOM 1: 3.91m x 2.82m (12'10" x 9'3") overall measurement. TV point, radiator, uPVC double glazed window to front aspect.

BEDROOM 2: 3.91m x 2.51m (12'10" x 8'3") overall measurement. Linen cupboard with slatted shelving, radiator, uPVC double glazed window overlooking the rear garden.

BATHROOM/WC: 1.91m x 1.91m (6'3" x 6'3") A stylish modern suite comprising bath with fixed rainfall shower head hose and detachable shower head hose, shower splash screen, pedestal wash hand basin, WC with push button flush, attractive tiling to splash prone areas, fitted mirror with integrated light, radiator, extractor fan.

OUTSIDE: To the front of the property there are two parking spaces and a decorative stone garden. The rear garden is a good size and enjoys a woodland outlook, providing a high degree of privacy and seclusion, comprising of patio sun terrace areas, artificial lawn garden, decorative stone garden area, patio pathway stretching the length of the garden to a rear pedestrian gate giving rear access.

FLOOR PLAN: To follow....