



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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11 Old Bystock Drive, Exmouth,
EX8 5RB

GUIDE PRICE
£450,000
TENURE Freehold



A Detached House Located In A Favoured Area With Well Planned Front And Rear Gardens, Driveway And Garage.

Reception Hall * Lounge * Dining Room * Conservatory Extension * Kitchen
Utility Room * Four First Floor Bedrooms (Main With Ensuite Shower
Room/Wc) * Family Bathroom/Wc * Double Glazed Windows And Gas
Central Heating * Super Family Home

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THE ACCOMMODATION COMPRISES:

Pillared entrance canopy with courtesy light; Upvc front door with patterned glass giving access to:

RECEPTION HALL:

Radiator; staircase rising to first floor landing with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC:

Fitted with WC; pedestal wash hand basin with tiled splashback; double glazed window with patterned glass; radiator.

LOUNGE: 5.31m x 3.45m (17'5" x 11'4") maximum measurement into Upvc double glazed square bay window overlooking front elevation. Feature fire surround housing electric living flame fire with marble hearth and matching inset; television point; radiator; glazed panel double doors to:

DINING ROOM: 2.82m x 3.43m (9'3" x 11'3") (also accessed from the Reception Hall)

Radiator; sliding double glazed patio doors to:

CONSERVATORY: 3.15m x 2.84m (10'4" x 9'4")

Lovely addition to the accommodation with power and light connected; double glazed windows and double doors overlooking and opening onto the rear garden.

KITCHEN: 3.48m x 2.72m (11'5" x 8'11")

A fitted range of patterned working surfaces with tiled surrounds with cupboards and drawer units and appliance spaces beneath work tops; inset one and a quarter bowl single drainer sink unit with mixer tap; inset four ring gas hob with extractor hood over; wall mounted cupboards; built in oven and grill with cupboards above and below; radiator; telephone point; timer control for hot water and central heating; double glazed window overlooking the rear garden; door giving direct access into the garage; door to:

UTILITY ROOM: 1.91m x 1.8m (6'3" x 5'11")

Patterned worktop with inset single drainer sink unit with mixer tap; cupboard with plumbing for automatic washing machine beneath; space for upright fridge freezer; extractor fan; radiator; double glazed door with patterned glass to the rear garden.

FIRST FLOOR LANDING:

Airing cupboard housing water cylinder with slatted shelving; access via loft ladder to roof space;

BEDROOM ONE: 4.5m x 3.66m (14'9" x 12'0") maximum overall measurement.

A spacious main bedroom with built in wardrobes with triple sliding mirror fronted doors; clothes rail; shelf; radiator; double glazed window to front aspect.

ENSUITE SHOWER ROOM/WC: 2.03m x 1.91m (6'8" x 6'3")

Fitted shower cubicle with Mira shower unit; pedestal wash hand basin; WC with push button flush; tiling to splash prone areas; mirror fronted medicine cabinet; radiator; light shaver socket; ceiling extractor fan; electric wall heater: double glazed window with patterned glass.

BEDROOM TWO: 3.43m x 3.05m (11'3" x 10'0")

Built in double wardrobe with sliding mirror fronted double doors; clothes rail and shelf; radiator; tv point; double glazed window to rear access.

BEDROOM THREE: 3.28m x 2.72m (10'9" x 8'11")

Built in wardrobes with two mirror fronted sliding doors; clothes rail; shelves; telephone point; radiator; double glazed window to front aspect. Television point; radiator; double glazed window to rear aspect.

BEDROOM FOUR: 2.74m X 2.59m (9' 0 X 8' 6")

Radiator; double glazed window to rear aspect.

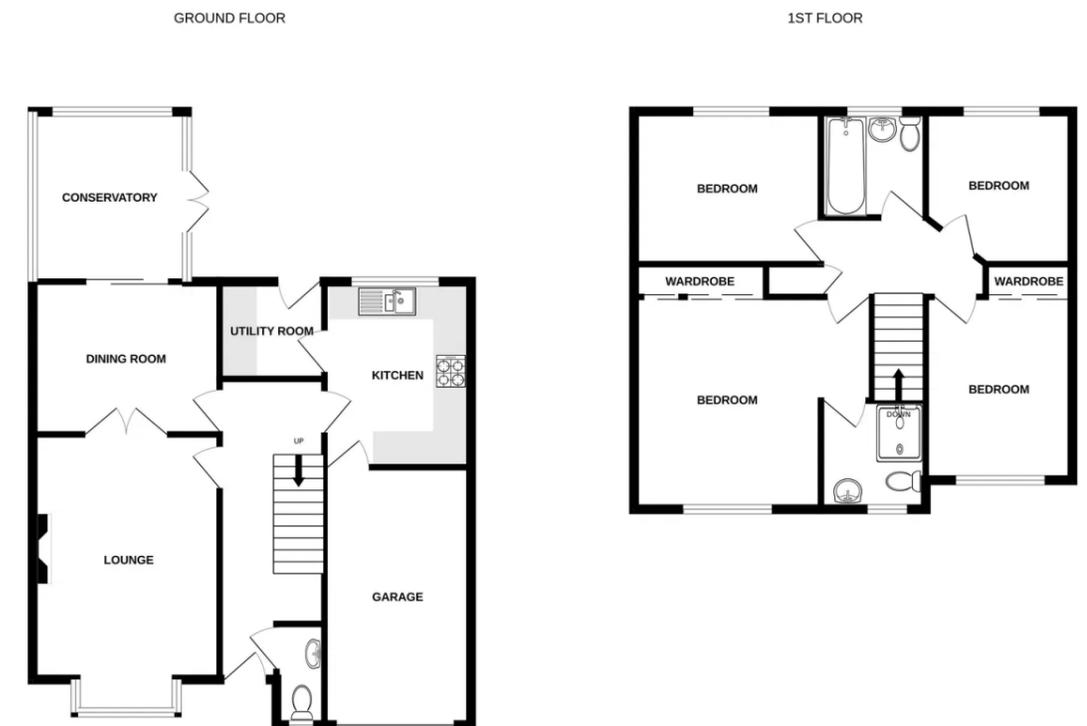
BATHROOM/WC: 2.06m x 1.83m (6'9" x 6'0")

Comprising bath with shower attachment; shower curtain and rail; pedestal wash hand basin; WC; radiator; tiling to splash prone areas; light and shaver socket; electric wall heater; double glazed window with patterned glass; ceiling extractor fan.

OUTSIDE: To the front of the property there is a driveway leading to the **GARAGE** with up and over door with power and light connected. Decorative stone front garden interspersed with conifers and shrubs. Patio side pathway and gate gives access to the rear garden. The rear garden has been planned for ease of maintenance in mind, is enclosed and enjoys a sunny aspect, comprising of a decorative stone garden area with mature flower and shrub beds; timber shed (with power supply connected) located to the rear of the garden; outside lighting; outside cold water tap.

GARAGE: 5.13m x 2.67m (16'10" x 8'9")

Housing modern Worcester gas boiler for hot water and central heating; electric consumer unit; power and light connected; door giving direct access into the property.



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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