



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(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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56 Brixington Lane, Exmouth, EX8 4JG

GUIDE PRICE
£425,000
TENURE Freehold



A Well Presented And Spacious Detached Bungalow Enjoying Level Gardens, Long Driveway, Carport And Garage, Ideally Located Close To Bus Services And Shopping Parade

Reception Hall, Spacious Dual Aspect Lounge/Dining Room
Kitchen/Breakfast Room With Built-In Appliances * Three Bedrooms
Sun Lounge Extension * Stylishly Refitted Four Piece Shower Room/Wc
Cloakroom/Wc * Viewing Recommended

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door with patterned glass with matching picture window side screen to:

RECEPTION HALL: ‘L’-shaped reception hall, radiator, coats cupboard, linen cupboard also housing the Worcester gas boiler for hot water and central heating, with light, slatted shelving, radiator. Access via loft ladder to roof space.

CLOAKROOM/WC: Fitted with pedestal wash hand basin, WC, fully tiled walls, double glazed uPVC double glazed window with patterned glass.

LOUNGE/DINING ROOM: 7.34m x 3.66m (24'1" x 12'0") An extremely spacious bright dual aspect room with three sets of uPVC double glazed windows to front and side aspects, three radiator, attractive stone fireplace housing living flame coal-effect gas fire with wood mantel over and adjoining TV display area to one side, TV point, sliding door to:

KITCHEN/BREAKFAST ROOM: 3.43m x 2.84m (11'3" x 9'4") Also accessed from the reception hall. Fitted range of patterned work surfaces with tiled surrounds, cupboards and drawer units, , integrated fridge and freezer, dishwasher beneath work surfaces, inset one and a half bowl single drainer sink unit with chrome swan neck mixer tap, new four ring induction hob with stainless steel extractor hood over, built-in oven and grill with drawer unit beneath and storage cupboard over, wall mounted cupboards, upright radiator, double glazed window to side aspect, tiled walls, double glazed door with patterned glass giving access to outside.

BEDROOM 1: 4.04m x 3.5m (12'3" x 11'0") uPVC double glazed window to rear aspect, radiator, TV point.

BEDROOM 2: 3.86m x 3m (12'8" x 9'10") Another lovely sized double bedroom with radiator, double glazed picture window and double glazed door to:

SUN LOUNGE: 3.15m x 3.10m (10'4" x 10'2") A superb addition to the accommodation with uPVC double glazed windows and sliding patio doors overlooking and opening onto the rear garden, three double glazed ceiling windows, recessed ceiling spotlighting, two double sets of power sockets.

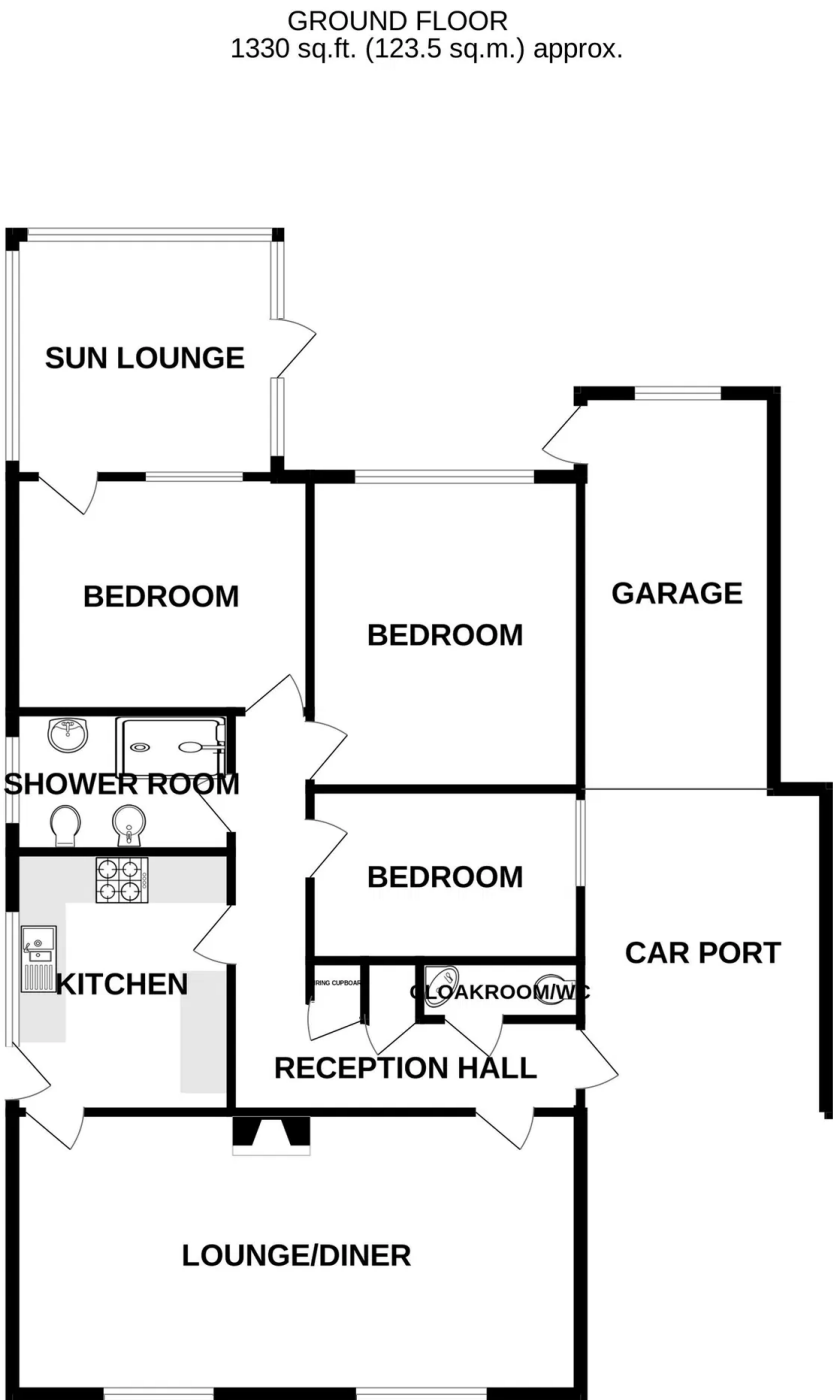
BEDROOM 3: 3.35m x 1.88m (11'0" x 6'2") A versatile room with uPVC double glazed window to side aspect, radiator.

SHOWER ROOM/WC: 2.84m x 1.63m (9'4" x 5'4") Stylishly refitted with an ease of access double width shower cubicle, wash hand basin set in marble-effect display surface with cupboards beneath and fitted mirror fronted medicine cabinet over, bidet, WC, attractive tiling to splash prone areas, chrome heated towel rail, uPVC double glazed window with patterned glass, recessed ceiling spotlighting and ceiling extractor fan.

OUTSIDE: The bungalow enjoys a level plot with block paved driveway providing ample off road parking leading to a CARPORT and in turn to a single GARAGE. The front garden comprises of a decorative stone garden area with shrub beds, matching block paved patio area with pathway to the front of the property. Side pathway and gate gives access through to the rear garden. The rear garden is attractively planned and landscaped comprising of a lawned area of garden, edged with well stocked and colourful flower and shrub beds, two raised vegetable plots/flower beds, patio sun terrace and uPVC door giving direct access into the garage. The side pathway and gate gives back round to the front of the property.

GARAGE: 4.88m x 2.54m (16' x 8'4") Electric roller door, power and light connected, double glazed window.

FLOOR PLAN:



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.
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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