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78 St. Andrews Road, Exmouth, EX8 1AS

GUIDE PRICE
£425,000
TENURE Freehold



A Bay Fronted Period Terrace House Located Only A Short Distance From Exmouth Seafront And Marina And Within Easy Level Walking Distance Of The Town Centre, With Enclosed Rear Garden And Double Garage

Significantly And Tastefully Modernised And Partly Refurbished * Entrance Vestibule And Reception Hall * Charming Bay Fronted Sitting Room * Separate Dining Room Kitchen/Breakfast Room * Refitted Ground Floor Cloakroom/Wc * Three First Floor Bedrooms * Stylish Four Piece Bathroom Suite * Separate Cloakroom/Wc * Further Potential To Improve * Viewing Recommended

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Pennys are delighted to offer for sale this bay fronted period terraced house which has been significantly and carefully partly refurbished keeping much inherent character. Improvements includes a new gas central heating system, rewired, open-plan kitchen/breakfast room, stylish ground floor cloakroom/WC and four piece suite and uPVC double glazed windows. The front of the property has also been re-pointed and to the rear is an enclosed garden and double garage. There are still areas of the property to be finished, therefore offering further potential to improve. Located only a short distance from the seafront and marina and within an easy level walking distance of the town centre, the property provides a superb family home or holiday home retreat.

THE ACCOMMODATION COMPRISES: Composite front door with picture double glazed window over to:

ENTRANCE VESTIBULE: Feature stained glass picture window with stripped wood part glazed door giving access to:

RECEPTION HALL: Stripped wood flooring, two radiators, recessed ceiling led spotlighting, turning staircase rising to first floor landing with useful under stair storage cupboard and uPVC double glazed window on half landing.

GROUND FLOOR CLOAKROOM/WC: 1.91m x 0.86m (6'3" x 2'10") Stylishly refitted with space saver vanity style wash hand basin, WC, tongue and groove walling to dado rail height, recessed ceiling led spotlighting, extractor fan and wood effect flooring.

SITTING ROOM: 4.95m x 3.89m (16' 3" x 12' 9") A most charming room with measurement into uPVC double glazed bay window overlooking the front aspect. Exposed brick chimney breast with feature log burner stove (not connected), picture rail, cornice ceiling, radiator, stripped wood flooring, TV point.

DINING ROOM: 3.94m x 3.73m (12'11" x 12'3") Stripped wood flooring, radiator, picture rail, uPVC double glazed window to rear aspect.

KITCHEN/BREAKFAST ROOM: 5.92m x 2.92m (19' 5" x 9' 7") Spacious open-plan room fitted with gloss finish patterned work surfaces with cupboards and drawer units beneath, dishwasher space beneath worktops, inset Franke one and a quarter bowl sink unit with mixer tap and splashback, wall mounted cupboards, four ring ceramic hob with built-in over below, wood-effect worktops with appliance spaces beneath and extended to provide a breakfast bar area, radiator, TV point, recessed ceiling led spotlighting, modern Ideal gas boiler for hot water and central heating, uPVC double glazed windows to front and side aspects and uPVC double glazed door giving access to outside.

FIRST FLOOR LANDING: Two radiators, recessed ceiling led spotlighting, access to loft space, dado rail.

BEDROOM ONE: 4.93m x 4.78m (16'2" into bay window x 15'8") A wonderful main bedroom with measurement into uPVC double glazed bay window overlooking the front aspect, picture rail, cornice ceiling, radiator, wooden fire surround with exposed brick, TV point.

BEDROOM TWO: 3.96m x 3.78m (13' 0" x 12' 5") Picture rail, radiator, TV point, uPVC double glazed window to rear aspect.

BEDROOM THREE: 3.12m x 2.01m (10' 3" x 6' 7") uPVC double glazed window to rear aspect.

BATHROOM/WC: 3.33m x 1.91m (10'11" x 6'3") A modern stylish four piece suite comprising corner bath, ease of access double width shower tray with splash screen, rainfall shower head hose and detachable shower head hose, splash back walls, vanity style wash hand basin, WC with push button flush, antique style radiator with attached chrome heated towel rail, part tongue and groove walling to dado rail height, extractor fan, recessed ceiling led spotlighting, uPVC double glazed window with patterned glass.

CLOAKROOM/WC: WC with integrated space saver wash hand basin with push button flush, radiator, recessed ceiling led spotlighting, uPVC double glazed with patterned glass.

OUTSIDE: To the front of the property is a pedestrian gate and path giving access to the property with small front garden enclosure. To the rear of the property is an enclosed garden with outside cold water tap with direct access to the large GARAGE/WORKSHOP.

LARGE GARAGE/WORKSHOP: 5.79m x 5.16m (19'0" x 16'11") With up and over door and pedestrian door giving access into wide service lane, work benches, plumbing for automatic washing machine, power and light connected.

FLOOR PLAN:



Total area: approx. 126.7 sq. metres (1363.6 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcosolutions.co.uk
Plan produced using PlanUp.
78 St. Andrews Road, EXMOUTH