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4a Littleham Road, Exmouth, EX8 2QG

GUIDE PRICE
£225,000
TENURE Freehold



An Extremely Spacious And Beautifully Presented Three/Four Bedroom Maisonette Conveniently Located Close To Amenities Enjoying Its Own Private Entrance, Modern Gas central Heating And Double Glazed Windows.

Ground Floor Entrance Hall * First Floor Lounge * Dining Room/Bedroom Four * Kitchen * Modern Shower Room/Wc * Three Second Floor Bedrooms Cloakroom/Wc * Exceptional Size Accommodation For The Price * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Own private entrance with composite front door with picture window over with patterned glass to:

ENTRANCE HALL: Tiled floor; radiator; gas meter; dado rail; wall lighting; staircase rising to:

SPLIT LEVEL FIRST FLOOR LANDING: Dado rail; radiator; fitted shelved linen cupboard; stairs rising to second floor.

SITTING ROOM: 5.08m x 3.76m (16'8" x 12'4") measurement into double glazed window to front aspect. A spacious and bright room with chimney to a fireplace with stone hearth and wood mantle over; television point; wall lighting; radiator.

KITCHEN: 3.28m x 2.13m (10'9" x 7'0") Fitted with patterned and gloss finished working surfaces extended to provide a slimline breakfast bar area, range of cupboards, drawer units and space for dishwasher and further appliance space beneath work tops with tiled surrounds; wall mounted cupboards; inset single drainer sink unit; inset four ring gas hob with built-in oven below with stainless steel chimney style extractor hood over with light; upright shelved larder style cupboard; modern Ideal gas boiler for hot water and central heating.

DINING ROOM/BEDROOM FOUR: 4.22m x 4.09m (13'10" x 13'5") maximum overall measurement. Wall lighting; radiator; Upvc double glazed window to rear aspect.

UTILTY ROOM: 1.7m x 1.68m (5'7" x 5'6") (Possible en-suite). Work top with splashbacks; plumbing for automatic washing machine and tumble dryer cupboard beneath; extractor fan.

SHOWER ROOM/WC: 2.13m x 1.5m (7'0" x 4'11") Stylishly fitted with a good size shower cubicle with sliding shower splash screen door and shower unit; vanity wash hand basin with cupboard and WC in concealed cistern and push button flush; attractive tiling to splash prone areas; chrome heated towel rail; extractor fan; Upvc double glazed window with patterned glass.

FROM THE FIRST FLOOR LANDING: A turning staircase rises to:

SECOND FLOOR: Upvc double glazed window to rear aspect; dado rail; wall lighting; access to roof space.

BEDROOM ONE: 3.48m x 3.89m (11'5" x 12'9") Spacious main bedroom with Upvc double glazed window to front aspect; radiator.

BEDROOM TWO: 3.18m x 3.12m (10'5" x 10'3") into wall recess. Another good size double bedroom; Upvc double glazed window to rear aspect; radiator.

BEDROOM THREE: 2.34m x 2.13m (7'8" x 7'0") Radiator; Upvc double glazed window to front aspect.

CLOAKROOM/WC: 1.96m x 0.94m (6'5" x 3'1") Stylishly fitted with vanity style wash hand basin with splashback; WC with push button flush; ceiling extractor fan.

OUTSIDE: There are no gardens to maintain.

TENURE AND SERVICE CHARGE: 999 year lease from 29th April 1994. Peppercorn ground rent. There is no service charge and any outside works and building insurance is split on a 50/50 basis with the shop below.

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.
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