



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	72	
(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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21a Martins Road, Exmouth, EX84LN

GUIDE PRICE
£275,000
TENURE Freehold



**A Modern End Of Terrace House With Large Block Paved Parking Area,
Generously Sized And Landscaped Rear Garden**

High Quality Open-Plan Kitchen/Lounge • Two Double Bedrooms • Modern Central Heating • Double Glazed Windows • Stylish Bathroom Suite * Quiet Cul-De-Sac Close To Amenities * Viewing Recommended

21a Martins Road, Exmouth, EX8 4LN

THE ACCOMMODATION COMPRISES: Front door with oval patterned window inset leading to:

ENTRANCE PORCH: Wood flooring, uPVC double glazed window to side aspect; cupboards housing maters with display surface over; inner glazed panelled door leading to:

OPEN PLAN KITCHEN & LIVING AREA: 24' 7" (7.49m) x 10' 10" (3.3m) A bright and spacious through room with wood flooring throughout.

KITCHEN: Stylishly fitted with a range of patterned work top surfaces with matching splashbacks; inset four ring halogen hob with built-in oven below, glass splashback and extractor hood over with light; inset one and a half bowl single drainer sink unit with swan neck mixer tap; wide range of cupboards, drawer units and eye-level units; integrated fridge and freezer; space for dishwasher; radiator; LED ceiling spotlighting, coved ceiling; uPVC double glazed window to rear aspect; uPVC double glazed door giving access to car port.

LIVING AREA: TV point; radiator; staircase rising to the first floor landing with good size understairs storage cupboard beneath, uPVC double glazed window to front aspect.

FIRST FLOOR LANDING: With access via loft ladder to partly boarded roof space with Velux window; doors leading to:

BEDROOM ONE: 10' 10" x 10' 0" (3.3m x 3.05m) maximum overall measurement. uPVC double glazed window to front aspect; radiator; coved ceiling; useful good size storage cupboard over the stairwell recess; TV point.

BEDROOM TWO: 10' 10" x 6' 9" (3.3m x 2.06m) uPVC double glazed window to rear aspect; radiator; coved ceiling.

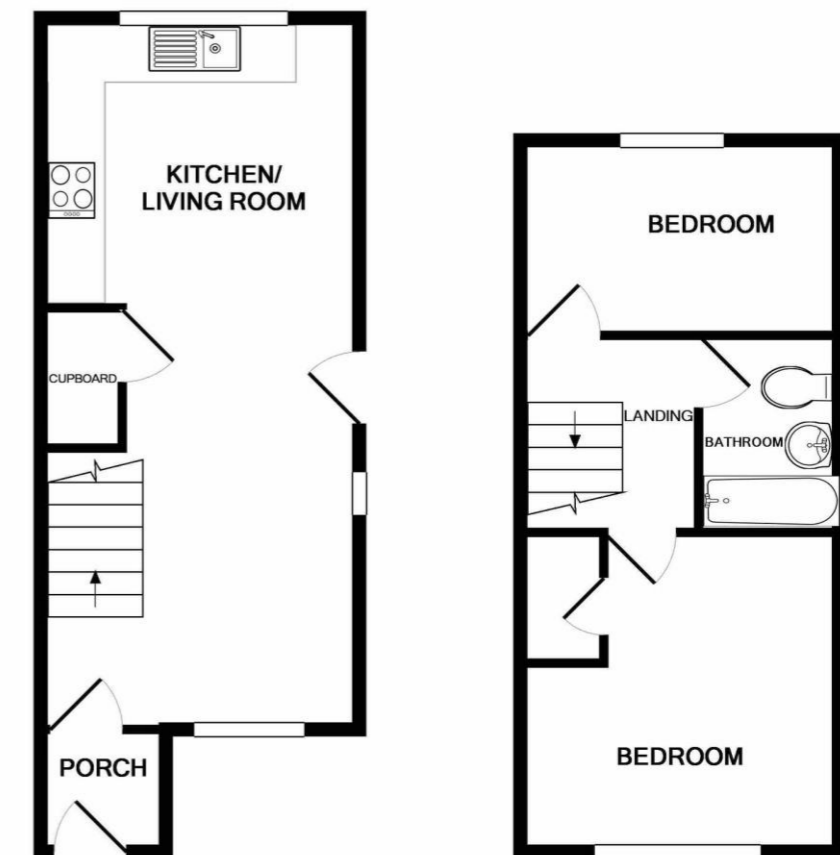
BATHROOM/WC: Stylishly fitted with a quality modern suite comprising of a bath with shower unit over with fixed rainfall and detachable shower head hose, shower splash screen; wash hand basin with chrome mixer tap and cupboards beneath and adjoining display surface; WC with push button flush; fitted mirror; attractive tiling to splash prone areas; recess ceiling LED spotlighting; chrome heated towel rail.

OUTSIDE: To the front of the property there is a large block paved driveway providing ample off-road parking for numerous cars. Double wooden doors give access to:

LEAN-TO CAR PORT AREA: With power connected and also housing a newly installed gas boiler supplying domestic hot water and central heating. Further double doors give access through to the rear garden.

REAR GARDEN: A lovely feature of the property and comprises of a good size patio sun terrace with a few steps and trellis leading through to a good size garden area with feature circular patio sun terrace; lawned garden; timber garden shed and further patio area to the rear of the garden ideal for al-fresco dining. Outside cold water tap and outside power supply.

FLOOR PLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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