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46 St. Johns Road, Exmouth, EX8 4BY

GUIDE PRICE
£350,000
TENURE Freehold



A 1930's Built Semi Detached House Located In A Popular And Convenient Location Ideal For Families With Block Paved Parking Area And Good Size Rear Garden

Entrance Porch And Reception Hall * Bay Window Lounge * Separate Dining Room * Kitchen * Utility Room * Double Glazed Lean-To Conservatory Ground Floor Wc * Three Good Size First Floor Bedrooms * Bathroom Suite Gas Central Heating * Double Glazed Windows * Viewing Recommended No Ongoing Chain

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THE ACCOMMODATION COMPRISES: uPVC front door with patterned window inset to:

ENTRANCE PORCH: Tiled floor, inner solid wood door with stained glass window with matching picture window side screens to:

RECEPTION HALL: Tiled floor, radiator, double glazed window to side aspect with patterned glass, stairs rising to first floor with useful understairs cupboard beneath – one housing the Vaillant gas boiler for hot water and central heating, radiator.

LOUNGE: 4.24m x 3.94m (13'11" x 12'11") maximum measurement into wall recesses and double glazed window to front aspect. A bright room with tiled fireplace and hearth housing living flame coal-effect gas fire, radiator, picture rail, TV point.

DINING ROOM: 4.01m x 3.63m (13'2" x 11'11") A spacious reception room with original fireplace with arched tiled inset, wood-effect flooring, radiator, double glazed sliding patio doors opening onto:

LEAN-TO CONSERVATORY: 2.57m x 1.83m (8'5" x 6'0") Access also to the utility area with double glazed windows and roof, sliding double glazed patio doors opening onto the rear garden.

KITCHEN: 3.02m x 2.24m (9'11" x 7'4") Patterned work surfaces with tiled surrounds, cupboards, drawer units, appliance space beneath worktops, inset one and a half bowl single drainer sink unit, plumbing for automatic washing machine, inset four ring gas hob with extractor hood over, built-in oven and grill, wall mounted cupboards, fully tiled walls, radiator, double glazed window to side aspect, solid wood door with patterned glass inset to:

UTILITY ROOM: 3.2m maximum x 1.8m (10'6" x 5'11") With plumbing for automatic washing machine, space for tumble dryer, power and light connected, double glazed windows, tiled flooring door to:

GROUND FLOOR WC: WC with push button flush, tiled floor and walls, double glazed window with patterned glass.

FIRST FLOOR LANDING: Access to roof space via loft ladder, double glazed window with patterned glass.

BEDROOM 1: 4.27m x 3.48m (14'0" x 11'5") maximum measurement into wall recesses and double glazed window to front aspect. Radiator, picture rail, built-in floor to ceiling wardrobe and cupboard.

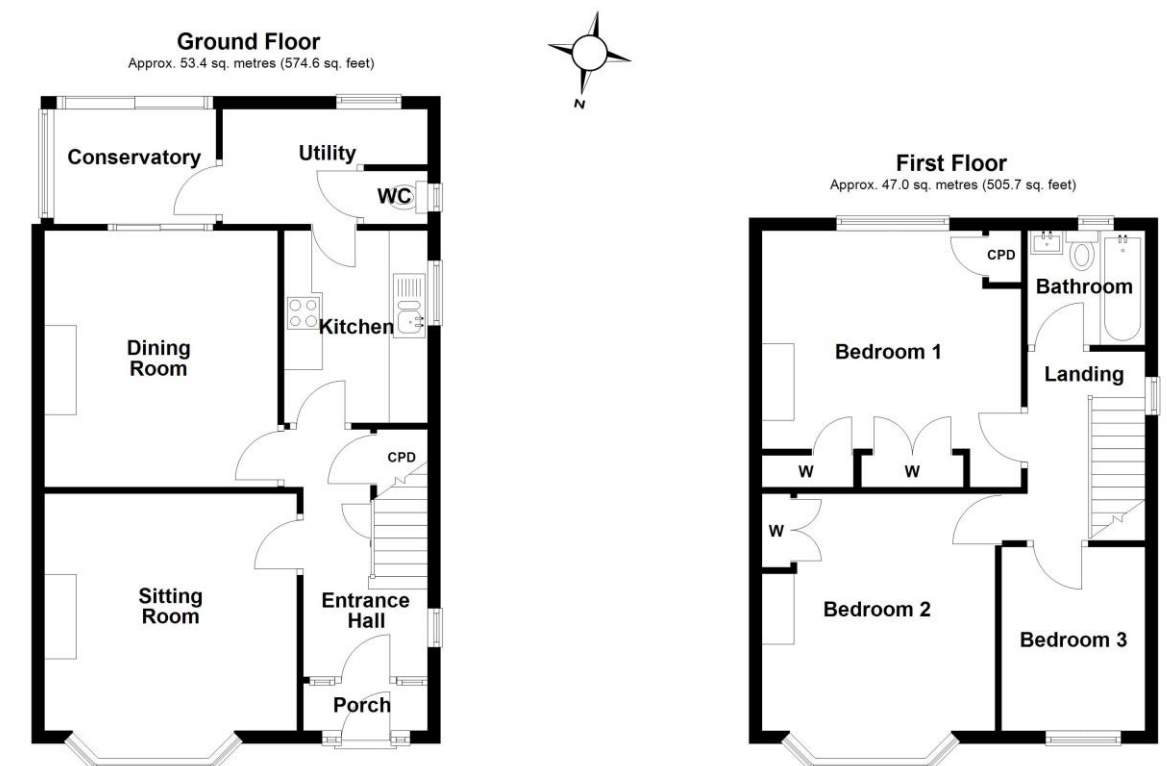
BEDROOM 2: 4.11m x 4.04m (13'6" x 13'3") A lovely size double bedroom with range of built-in floor to ceiling wardrobes with storage cupboards over and shelving units, further built-in linen style cupboard with slatted shelf, feature fireplace, picture rail, radiator, double glazed window to rear aspect.

BEDROOM 3: 2.72m x 2.41m (8'11" x 7'11") Good size third bedroom with picture rail, radiator, double glazed window to front aspect.

BATHROOM/WC: 1.8m x 1.78m (5'11" x 5'10") White suite comprising bath with handgrips with shower unit over, shower curtain and rail, vanity wash hand basin, WC with push button flush, mirror fronted medicine cabinet, radiator, fully tiled walls, uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property there is a block paved parking area. A side pathway with outside cold water tap leads through to the rear garden. The rear garden is a lovely size comprising of a lawn area, decorative fish pond, THREE TIMBER SHEDS/STORES, GREENHOUSE, mature flower and shrub beds. The garden is fully enclosed with rear pedestrian gate giving rear access, outside courtesy light. Outside power socket.

FLOOR PLAN:



Total area: approx. 100.4 sq. metres (1080.3 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 epsolutions.co.uk Plan produced using PlanUp.

46 St. Johns Road, EXMOUTH