



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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124 Parkside Drive, Exmouth, Devon, EX8 4LZ

GUIDE PRICE:

£349,950

TENURE Freehold



## A Most Attractive Detached Split Level Residence Situated In A Popular Location Close To Amenities

Spacious Reception Hall • Lounge And Dining Area With Access To Sun Balcony  
 Fitted Kitchen/Breakfast Room • Two Double Bedrooms • Bathroom/WC  
 Shower Room/WC • Gas Central Heating & Double Glazing  
 Double Width Driveway And Two Garages  
 Attractive Lawned Front And Side Gardens And Enclosed Patio Rear Garden  
 No Onward Chain



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**THE ACCOMMODATION COMPRISES:** Double glazed sliding door leading to:

**ENTRANCE PORCH:** With courtesy carriage light; inner door with patterned glass with matching window side screen giving access to:

**SPACIOUS RECEPTION HALL:** With stairs leading down to the lower level; radiator with display shelf over; light dimmer switch; telephone point; coved ceiling; smoke detector.

**LOUNGE:** 14' 11" x 13' 0" (4.55m x 3.96m) A bright dual aspect room with two UPVC double glazed windows and double glazed door giving access to SUN BALCONY; feature fireplace housing living flame effect coal gas fire standing on matching hearth with wood mantle over; television point; wall lighting; coved ceiling; decorative arch through to:

**DINING ROOM:** 11' 2" x 10' 9" (3.4m x 3.28m) A dual aspect room with UPVC double glazed windows overlooking the front and side aspects; radiator; coved ceiling; additional wall lighting.

**KITCHEN/BREAKFAST ROOM:** 16' 9" x 8' 8" (5.11m x 2.64m) Fitted with a range of patterned work top surfaces with inset Vileroy & Boch one and a quarter bowl sink unit with mixer tap and display lighting over; range of base cupboard and drawer units beneath work surfaces; matching range of wall units at eye-level with concealed lighting beneath - one unit housing gas boiler serving domestic hot water and central heating; breakfast bar area with display lighting and further drawer unit; adjoining upright larder style cupboard; recess ceiling spotlighting; television point; attractive tiled surrounds; double glazed windows to side and rear elevations. Glazed door with patterned glass leading to:

**SUN ROOM/CONSERVATORY:** 7' 6" x 7' 3" (2.29m x 2.21m) UPVC double glazed sliding patio doors opening onto the rear garden; radiator; further UPVC double glazed door with patterned glass giving access to an enclosed **PATIO AREA/STORAGE AREA** which in turn leads through to the front driveway; side door giving access to the garage; outside cold water tap.

**BATHROOM/WC:** Comprising bath; wash basin set in tiled display unit with cupboard and WC beneath; extensively tiled walls; wall mounted pine cabinet incorporating two cupboards, display lighting, mirror and shelf; coats cupboard with clothes rail and shelving; airing cupboard housing water cylinder with shelving beneath; radiator; UPVC double glazed window with patterned glass.

From the landing a turning staircase with UPVC double glazed window with patterned glass on half-landing leads down to the:

**LOWER LEVEL LANDING AREA:** With radiator; access to understairs storage cupboard; fitted desk unit with cupboards above and to one side of desk area; coved ceiling; doors to:

**BEDROOM ONE:** 12' 11" x 10' 6" (3.94m x 3.2m) UPVC double glazed window; radiator; coved ceiling; built-in range of bedroom furniture incorporating range of wardrobes with clothes rail and shelving, chest of drawer units, dressing table and two bedside tables.

**BEDROOM TWO:** 13' 4" x 11' 3" (4.06m x 3.43m) A dual aspect room with two UPVC double glazed windows; radiator; coved ceiling; built-in wardrobes incorporating chest of drawers, clothes rail and shelf with adjoining dressing table area.

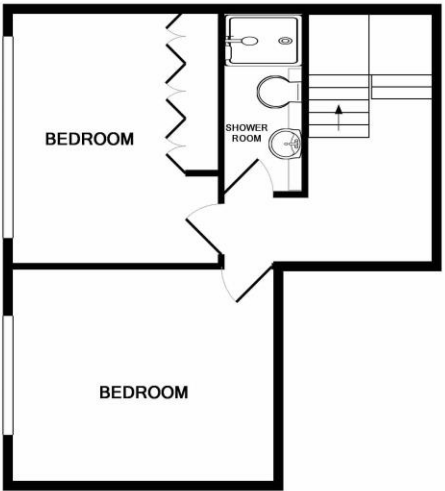
**SHOWER ROOM/WC:** Comprising tiled shower cubicle with shower unit and folding shower splash screen door; wash basin set in display surface with cupboards and WC beneath; wall mounted cabinets with shelf, fitted mirror and display lighting; recess ceiling spotlighting; extensively tiled walls and tiled flooring.

**OUTSIDE:** To the front of the property there is a double width driveway leading to two garages. The front garden is extensively laid to lawn with attractive flower beds and borders. To the rear is a small enclosed patio area with raised flower beds, outside cold water tap, access to storage cupboard beneath part of the bungalow and side gate giving access back round to the side and front gardens. Also accessed from the enclosed rear garden is a LEAN TO GARDEN STORE ROOM which adjoins the garages.

**GARAGE ONE:** 15' 11" x 9' 0" (4.85m x 2.74m) With up and over door; power and light connected; gas meter.

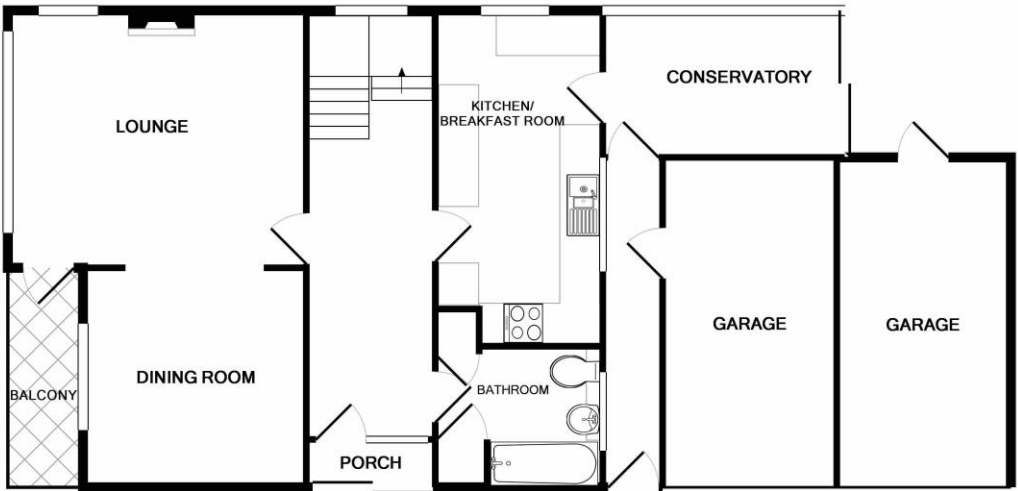
**GARAGE TWO:** 16' 5" x 10' 8" (5m x 3.25m) With up and over door; power and light connected.

FLOOR PLAN:



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1478 SQ.FT. (137.3 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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ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 1065 SQ.FT.  
(98.9 SQ.M.)