



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	88 B

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3 Hamilton Lane, Exmouth, Devon,
EX8 2JT

GUIDE PRICE
£465,000
TENURE Freehold



**A Deceptively Spacious Chalet Style Bungalow With Fabulous Views
Across The Town Towards Estuary And Coastline Beyond**

Attractive Lounge With Log Burner • Superb Open Plan Modern Kitchen/Dining Room •
Two Ground Floor Bedrooms • Ground Floor Shower Room/WC •
First Floor Bedroom Suite With En-Suite Bathroom/WC •
Double Glazed Windows And Gas Central Heating •
Block Paved Parking, Garage And Attractive Rear Landscaped Garden •

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE PORCH: 2.67m x 1.52m (8'9" x 5'0") narrowing to 2'11 (2.67m x 1.52m) uPVC double glazed windows; tiled floor; courtesy lighting; uPVC double glazed inner door with patterned glass giving access to:

RECEPTION HALL: Radiator; coved ceiling; good sized coats cupboard with clothes rail and shelf; additional storage cupboard over; smoke detector; feature wood flooring.

LOUNGE: 4.57m x 3.35m (15'0" x 11'0") A most attractive room with a wood burner stove set in chimney recess and standing on a marble hearth; television point; additional wall lighting; radiator; uPVC double glazed sliding patio doors opening onto:

CONSERVATORY: 3.35m x 2.26m (11'0" x 7'5") A fine addition to the accommodation with uPVC double glazed windows overlooking the rear gardens enjoying lovely views across the town towards the estuary and coastline in the distance; feature wood flooring; upright radiator; uPVC double glazed door giving access to rear garden via raised decked sun terrace.

KITCHEN/DINING ROOM: 5.64m x 5.13m (18'6" x 16'10") Fitted with a range of wood effect work tops with tiled surrounds; base cupboards and drawer units, space for dishwasher beneath; four ring gas hob with extractor hood over; built-in oven with deep drawer units above and below; space for microwave; inset sink unit;; space for upright fridge freezer; spacious island unit with cupboards under; uPVC double glazed corner windows to side aspect overlooking the fabulous views; skylight window; two radiators; recess ceiling spot lighting; wood flooring; Double glazed double doors opening onto the rear garden and double glazed door giving access to:

UTILITY ROOM: With plumbing for automatic washing machine; space for tumble dryer beneath work surface; wall mounted cupboards; tiled flooring; door giving direct access to the **GARAGE**.

BEDROOM TWO: 3.4m x 3.35m (11'2" x 11'0") Double glazed window to front elevation; radiator; recessed ceiling spotlighting; coved ceiling; built-in wardrobe with clothes rail and shelving.

BEDROOM THREE: 3.35m x 3.05m (11'0" x 10'0") maximum into wall access (3.35m x 3.05x) Double glazed window to front elevation; radiator; recessed ceiling spotlighting; coved ceiling; built-in single wardrobe with clothes rail and shelving.

GROUND FLOOR SHOWER ROOM: Fitted with a good-sized corner shower cubicle with curved shower and splash screen doors; shower unit; shower tray and tiled cubicle; pedestal wash hand basin with mirror fronted cabinet over; WC; fully tiled walls; chrome towel rail; double glazed window with patterned glass.

INNER HALLWAY: With turning staircase rising to the **FIRST FLOOR**; coved ceiling; radiator.

BEDROOM ONE: 3.96m x 3.78m (13'0" x 12'5") Superb first floor bedroom suite with two sets of double glazed windows overlooking the rear elevation gaining wonderful views across the town towards the Estuary and coastline beyond; television point; radiator; coved ceiling; smoke detector; built-in single wardrobes with two clothes rails and shelf.

EN-SUITE BATHROOM/WC: Comprising bath with shower attachment; pedestal wash hand basin; WC; tiled walls; coved ceiling; double glazed Velux window; radiator; fitted storage cupboard with clothes rail and shelf; extractor fan; mirror fronted medicine cabinet.

OUTSIDE: To the front of the property is a blocked paved front garden and driveway area providing off road parking edged with flower beds and leading to a **GARAGE** 3.91m x 2.21m (12'10" x 7'3") with up and over door; power and light connected and door giving access into the property. The **REAR GARDEN** is beautifully landscaped with various patio sun terraced areas; circular artificial lawn; greenhouse; raised decked area with balustrade and colourful flower and shrub beds. The garden is fully enclosed via timber garden fencing and enjoys a sunny aspect with Estuary views.

MORTGAGE ASSISTANCE: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help irrelevant of which estate agent you finally buy through. For a free initial, no obligation chat please contact us on 01395 264111 to arrange an appointment.

FLOOR PLAN:

