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26 Avondale Road, Exmouth, EX8 2NQ

GUIDE PRICE

£469,950

TENURE Freehold



A Beautifully Presented And Much Improved Detached Home Offering Stylish Extended Accommodation With Long Driveway And Landscaped Rear Garden. Exceptional Views Across The Town To The Estuary And Coastline Beyond.

Reception Hall * Dual Aspect Lounge * Family Room/Study * Stunning Open Plan Kitchen/Breakfast/Sitting Room * Utility Room * Ground Floor Kitchen/WC * Three Double Bedrooms * Stylish Bathroom With Shower/Separate Cloakroom With WC * Gas Central Heating And Upvc Double Glazed Windows * Viewing Recommended

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Pennys are delighted to offer for sale this stunning detached house boasting three double bedrooms and stylish spacious bathroom suite (formerly four bedrooms) with stunning ground floor living accommodation to include open plan kitchen/breakfast and sitting room which provides a super hub to the house. Located in a select cul-de-sac with landscaped rear garden and driveway parking. Viewing is strongly recommended.

THE ACCOMMODATION COMPRISES:

Entrance canopy with composite front door giving access to:

RECEPTION HALL:

A fine entrance to the property with impressive turning staircase rising to first floor landing with glass balustrade; useful understairs storage cupboard; Upvc double glazed window on half landing; two radiators housed in feature radiator covers; coats cupboard; recessed ceiling LED spotlighting.

LOUNGE/DINING ROOM: 5.74m x 3.35m (18'10" x 11'0")

A bright dual aspect room with Upvc double glazed windows to front and side aspects gaining wonderful views across the town to the estuary and coastline in the distance. A most charming room with engineered wood flooring; television point; radiator; part glazed double doors to:

FAMILY ROOM/STUDY: 2.72m x 2.41m (8'11" x 7'11")

A versatile room with wood effect flooring; radiator; Upvc double glazed window to side aspect.

KITCHEN/BREAKFAST/SITTING ROOM: 8.1m x 3.05m (26'7" x 10'0") narrowing to 7'9 at one end

A bright spacious open plan room providing a fantastic hub to the property fitted with a range of Quartz working surfaces with matching splashbacks with a range of modern stylish cupboard and drawer units beneath working surfaces; inset one and a half bowl single drainer sink unit with swan neck mixer tap; inset four ring induction hob with glass splashback; fold up extractor hood over; built in oven and grill with cupboards above and below; integrated fridge and freezer; wall mounted cupboards; Island breakfast bar unit with downlights over; Quartz working surface with cupboards and wine cooler beneath; Upvc double glazed windows overlooking the front and rear gardens with estuary and coastline views; two radiators; engineered wood flooring; recessed LED spotlighting; Upvc double glazed double doors opening onto the rear garden.

UTILITY ROOM: 4.22m x 2.39m (13'10" x 7'10") maximum overall measurement

Fitted with a range of Quartz worktops with splashbacks; inset stainless steel inset single drainer sink unit with mixer tap; cupboards; plumbing for automatic washing machine; tumble dryer space beneath work tops; wall mounted cupboards; recessed ceiling LED spotlighting; radiator; Upvc double glazed window overlooking the rear garden and double glazed door giving access to the rear garden; door to:

GROUND FLOOR CLOAKROOM/WC:

Fitted with WC with push button flush; wall mounted Baxi boiler for hot water and central heating.

FIRST FLOOR LANDING:

With access via loft ladder to roof space; linen cupboard with slatted shelving housing water cylinder.

BEDROOM ONE: 4.09m x 3.18m (13'5" x 10'5")

Built in floor to ceiling double wardrobes with sliding mirror fronted double doors; television point; radiator; Upvc double glazed window to front aspect gaining wonderful views across the town to the estuary and coastline in the distance.

BEDROOM TWO: 3.4m x 2.51m (11'2" x 8'3")

Radiator; Upvc double glazed window to front aspect, again gaining wonderful coastal views.

BEDROOM THREE: 3.45m x 3.4m (11'4" x 11'2")

Built in wardrobes; radiator; Upvc double glazed window to rear aspect.

BATHROOM: 3.02m x 2.24m (9'11" x 7'4")

Quality stylish suite fitted with bath, shower attachment and central mixer tap; ease of access double width shower tray with fixed rainfall shower head hose; shower splash screen; vanity wash hand basin with tiled splashback; fitted mirror with integrated light over; chrome heated towel rail; Upvc double glazed window with patterned glass; recessed ceiling LED spotlighting.

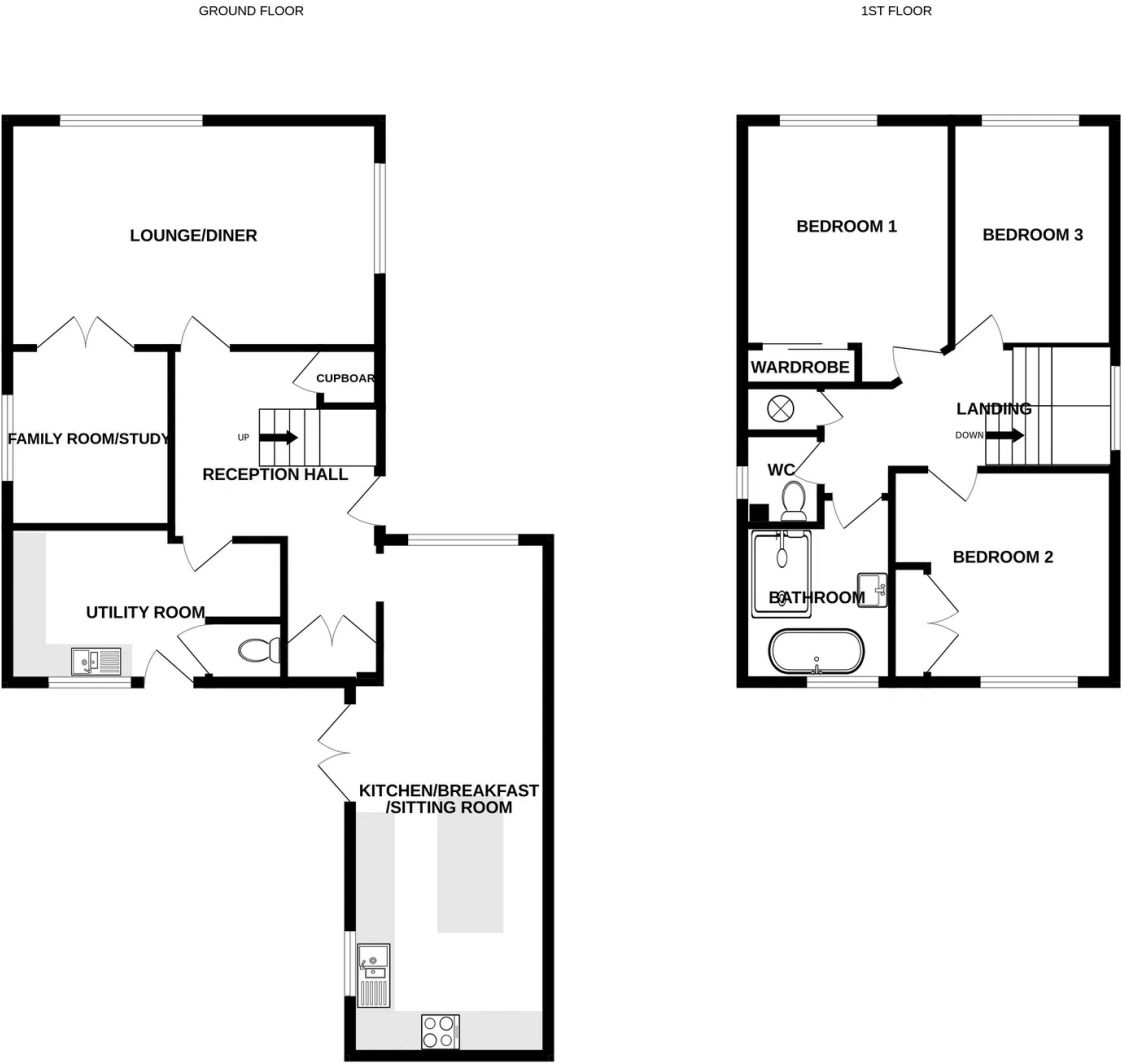
SEPARATE CLOAKROOM/WC:

With WC with push button flush; wood flooring; Upvc double glazed window with patterned glass.

OUTSIDE:

Located in a highly desirable select cul-de-sac the property enjoys a lawned front garden with decorative stone areas and shrub beds. A driveway provides off road parking. Side gates gives access through to the rear garden which is beautifully landscaped with various composite decking and patio sun terrace seating areas ideally planned for outside entertaining in mind. Hot tub; outside cold water tap; timber garden sheds. The garden is fully enclosed.

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. Made with Metropix ©2025