



Exmouth Drive | Rayleigh | SS6 9PJ

£425,000

**bear**  
Estate Agents

This semi-detached house offers a wonderful opportunity to create a modern family home in a highly convenient location. With three well-proportioned bedrooms, including a main bedroom complete with an ensuite bathroom, this property provides both comfort and potential for improvement.

The home features a spacious lounge, ideal for family gatherings or relaxing evenings in, while the open-plan kitchen and dining area offers a sociable space perfect for everyday living and entertaining. Though in need of modernisation, the layout and proportions make it an excellent canvas for those looking to add their own style.

Externally, the property benefits from off-street parking, a garage, and side access, ensuring both practicality and convenience.

Situated close to local amenities and within easy reach of Rayleigh Station, this home is ideally positioned for commuters and families alike.

In summary, this three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a spacious home with great potential, in a sought-after and well-connected area.

- Semi Detached House
- Off Street Parking
- Study
- Spacious Lounge
- Garage
- Bedroom One With Ensuite
- Side Access
- Close To Local Amenities

### Entrance Hallway

8'8 x 4'4 (2.64m x 1.32m)

Spacious hall, wall mounted radiator, carpeted flooring throughout and access to all rooms.





## Lounge

19'9 x 19'1 (6.02m x 5.82m)  
Double glazed bay windows to the front aspect, power points, wall mounted radiator, space for storage and carpeted flooring throughout.

## Study

8'6 x 5'1 (2.59m x 1.55m )  
Smooth ceiling with pendant ceiling light, wall mounted radiator, power points and carpeted flooring throughout.

## Kitchen/Diner

10'3 x 19'0 (3.12m x 5.79m)  
Smooth ceiling with inset spotlights, double glazed window to the side aspect, double glazed French doors to the rear aspect, wall mounted radiator, eye and base level units, integrated oven, integrated dishwasher, gas hob with extractor fan above, sink with drainer board, tiled splashback and tiled flooring throughout.

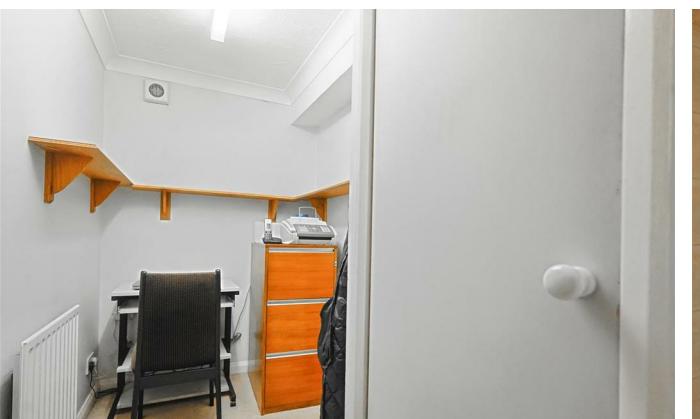
## Bathroom

5'5 x 7'3 (1.65m x 2.21m )  
Smooth ceiling with pendant ceiling light, panelled bath unit with rainfall shower head, obscure double glazed window to the side aspect, wash hand basin, WC, tiled surrounds and tiled flooring throughout.

## First Floor Landing

## Bedroom One

15'0 x 9'3 (4.57m x 2.82m )  
Double glazed window to the rear aspect, wall mounted radiator, fitted wardrobes surround, power points, carpeted flooring throughout and access to ensuite.



## Ensuite

10'1 x 5'5 (3.07m x 1.65m )  
Obscure double glazed window to the front aspect, wall mounted radiator, wash hand basin, corner shower unit, WC and tiled walls surround.

## Bedroom Two

12'2 x 9'5 (3.71m x 2.87m )  
Double glazed window to the rear aspect, wall mounted radiator, storage, power points and carpeted flooring throughout.

## Bedroom Three

9'3 x 9'3 (2.82m x 2.82m )  
Double glazed widow to the front aspect, wall mounted radiator, space for storage, power points and carpeted flooring throughout.

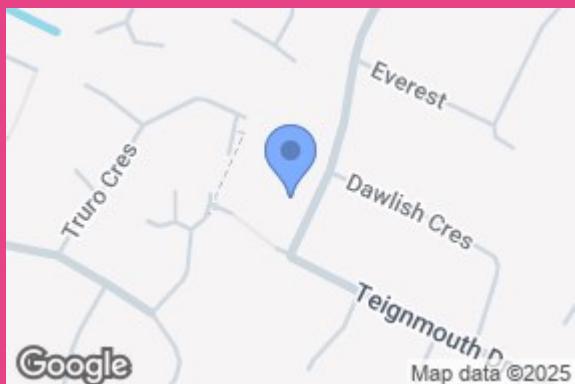
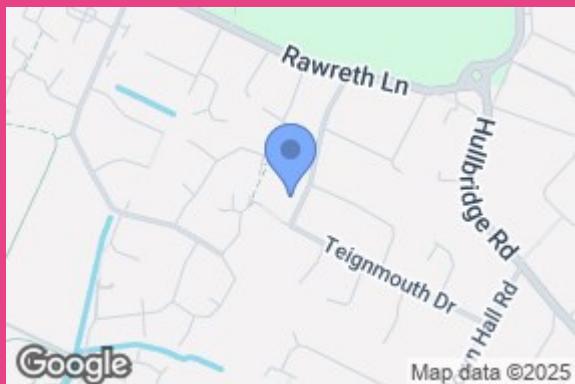
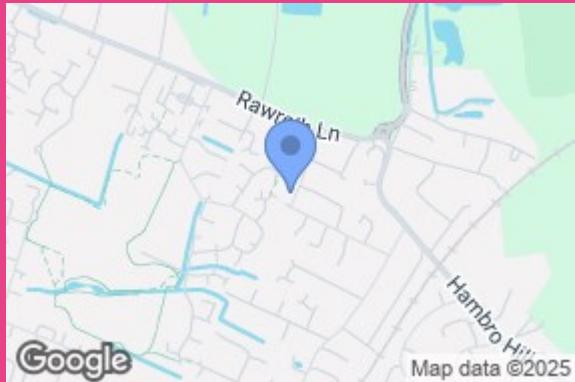
## Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - D





GROUND FLOOR

1ST FLOOR

KITCHEN  
19'0" x 10'3"  
5.8m x 3.1m

STORAGE

STUDY  
8'6" x 5'1"  
2.6m x 1.5m

BATHROOM  
7'3" x 5'5"  
2.2m x 1.6m

HALLWAY

LOUNGE  
19'9" x 19'1"  
6.0m x 5.8m

ENSUITE  
10'1" x 5'5"  
3.1m x 1.6m

BEDROOM 1  
15'0" x 9'3"  
4.6m x 2.8m

BEDROOM 2  
12'2" x 9'5"  
3.7m x 2.9m

BEDROOM 3  
9'3" x 9'3"  
2.8m x 2.8m

STORAGE

LANDING

DOWN

UP

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.

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**Energy Efficiency Rating**

|  | Current                 | Potential |
|--|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(A2 plus) | A                       | 87        |
| (B1-91)  | B                       |           |
| (B9-80)  | C                       |           |
| (D5-68)  | D                       | 60        |
| (E3-54)  | E                       |           |
| (F21-38)   | F                       |           |
| (G1-20)  | G                       |           |
| Not energy efficient - higher running costs              |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

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