



Love Property
ESTATE AGENTS



Pound Lane, Exmouth
EX8

£385,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Hallway - 4.57m x 1.93m (14'11" x 6'3")

Lovely open spacious hallway, with doors leading to all rooms and stairs to further bedrooms. Two good sized storage cupboard and wooden flooring, this is a nice welcoming space.

Bedroom 2 - 4.26m x 3.02m (13'11" x 9'10")

This bedroom is on the ground floor at the front of the property, it is a generous double room, grey vinyl flooring, a huge curved window with white wooden slatted blinds overlooking the front garden.

Shower Room

This is a fantastic modern downstairs shower room, grey flooring, towel rail, rectangle modern basin with trendy tiles and mirror above. Grey toilet cistern with white toilet. A large walk-in shower with additional towel rail/handle. The window looks out to the side with white slatted blinds.

Living Room/Dining Room - 4.23m x 4.85m (13'10" x 15'10")

The living and dining room is a great sized light and airy space, with wooden effect flooring matching the hallway, space for sofas and a table and chairs. The large rear window with patio doors and sliding slatted blinds is a great addition to the room which overlooks the back garden.

Kitchen - 3.33m x 3.06m (10'11" x 10'0")

This is a stylish and modern kitchen, with marble effect worktops and matching upstand with sleek navy cabinets that give this space a great look and feel. There is space for a free standing fridge/freezer and room for a dishwasher, washing machine and tumble dryer. The wooden effect flooring flows from the hallway into the room. There is a single double glazed door with access to the side of the house. The almost full width window with white slatted blinds looking out to the rear garden finishes off the room beautifully.

Landing

At the top of the stairs is a small landing area, set into the alcove, this could be used as a small office area or to create more storage.

Master Bedroom - 4.62m x 4.15m (15'1" x 13'7")

This is a really lovely generous double bedroom, modern and light with grey carpets. There is plenty of wardrobe space in the eaves. The en-suite shower room has a WC, modern basin with storage below and mirror above, and a fully tiled power shower. The long window with sliding blinds has a fantastic view over the garden and surrounding Exmouth.

Bedroom 3 - 3.34m x 2.5m (10'11" x 8'2")

This is a lovely single room, with a window to the side aspect with beautiful white shutters over the double glazed window. There is built in storage in the eaves.

Gardens

The front garden is grassed and has mature bushes surrounding it, the driveway has space for two cars and also has an Electric Vehicle charging point at the side of the







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