



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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Dandy Place, 4c Littleham Road,
Exmouth, Devon, EX8 2QG

GUIDE PRICE
£177,500
TENURE Freehold



**A Stunning Detached An Individual Residence Built In 2018
To A High Standard Enjoying A Tucked Away Location Close
To A Range Of Amenities**

Spacious Open Plan Modern Kitchen And Living Room With High Vaulted Ceiling •
Double Bedroom • Stylish Modern Shower Room/WC •
Parking Space • Ideal As A Permanent Home/Holiday Retreat/Investment Purchase •
Viewing Highly Recommended • NO ONWARD CHAIN •

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THE ACCOMMODATION COMPRISES: uPVC double glazed double doors with patterned glass giving access to:

OPEN PLAN KITCHEN/DINING AND LIVING ROOM: - 7.52m x 3.02m (24'8" x 9'11") general overall measurement. A stunning open plan room with vaulted style ceiling with spotlighting, downlighters and double glazed Velux window allowing an abundance of light. **KITCHEN AREA:** fitted with solid wood work top surfaces with tiled surrounds; inset single drainer sink unit with antique style mixer tap over; base cupboards, drawer units and appliance space beneath work tops; inset four ring electric hob with extractor hood over and built-in oven below; matching wall mounted cupboards; wall mounted electric heater; modern electric consumer unit housed in cupboard. Double glazed window to rear aspect; wall mounted electric heater; television point.

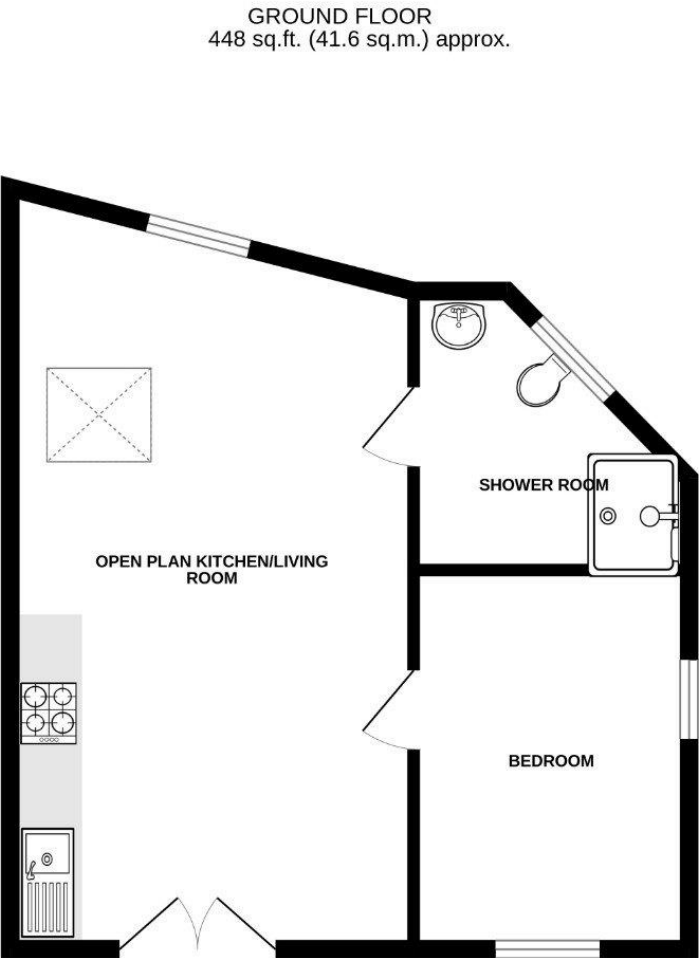
BEDROOM: - 3.66m x 2.67m (12'0" x 8'9") A bright dual aspect room with double glazed windows to two aspects; wall mounted electric heater; shower cubicle with splash screen door.

SHOWER ROOM/WC: - 2.59m x 1.83m (8'6" x 6'0") maximum overall measurement. Stylishly fitted and comprising of a tiled shower cubicle with Mira shower unit; light/ceiling extractor above; pedestal wash hand basin; WC; chrome heated towel rail; attractive fully tiled walls; wall mounted mirror-fronted cabinet; uPVC double glazed window with patterned glass.

From the living area there is high level access gained to **BOARDED LOFT SPACE** with light connected.

OUTSIDE: Directly to the front of the property there is a block paved parking space with courtesy light, power supply and cold water tap.

FLOOR PLAN:



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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