



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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Hillcrest, 5 Freelands Close, Exmouth, EX8 4AE

GUIDE PRICE

£450,000

TENURE Freehold



A Beautifully Presented Detached Bungalow With Open Views Across The Town And Enjoying Enviably Cul-De-Sac Location

Reception Hall * Spacious Dual Aspect Lounge * Dining Room * Double Glazed Conservatory * Modern Kitchen/Breakfast Room * Two Double Bedrooms * Modern Shower Room/Wc * Well Tended Gardens * Decorative Stone Driveway * Garage * Gas Central Heating * Double Glazed Windows * Viewing Recommended * No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Pillared entrance canopy with courtesy light, wood effect double glazed front door with pattern window inset giving access to:

RECEPTION HALL: Radiator, access to loft space (gas boiler in roof space), coats cupboard – two fitted to storage cupboards, coved ceiling, glazed panelled door to:

LOUNGE: 4.85m x 4.39m (15'11" x 14'5") A bright dual aspect room with measurement into double glazed square bay window overlooking the front elevation with additional double glazed window to front elevation with excellent open views across the town. Wooden fire surround housing living flame coal-effect gas fire with marble hearth and matching insert. Three radiators, TV point, wall lighting, opening to:

DINING ROOM: 3.2m x 2.44m (10'6" x 8'0") With radiator, coved ceiling, sliding double glazed patio doors to:

CONSERVATORY: 3.96m x 2.95m (13'0" x 9'8") A fine addition to the accommodation with uPVC double glazed windows under a glass reflective roof and gaining wonderful open views across the town. Radiator, power connected, TV point, sliding double glazed patio doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM: 4.52m x 2.92m (14'10" x 9'7") Accessed from both the reception hall and the dining room. A stylish kitchen fitted with white units with a range of patterned worktops with inset one and a quarter bowl sink unit with mixer tap. Cupboards, drawer units, integrated dishwasher, plumbing for automatic washing machine and appliance spaces beneath worktops with tiled patterned surrounds. Wall mounted cupboards, electric cooker point, linen cupboard with slatted shelving, wall recess with fitted worktop and cupboard beneath with shelving over. Double glazed window overlooking the rear garden, tiled flooring, double glazed door with patterned glass giving access to the rear garden.

BEDROOM 1: 4.57m x 4.24m (15'0" x 13'11") A bright room with measurements into two uPVC double glazed bay windows overlooking the front and side elevations. Built-in wardrobes with clothes rail and shelf. Two radiators. Coved ceiling.

BEDROOM 2: 3.12m x 2.82m (10'3" x 9'3") With built-in floor to ceiling mirror fronted wardrobes with sliding doors, radiator, uPVC double glazed window overlooking the garden.

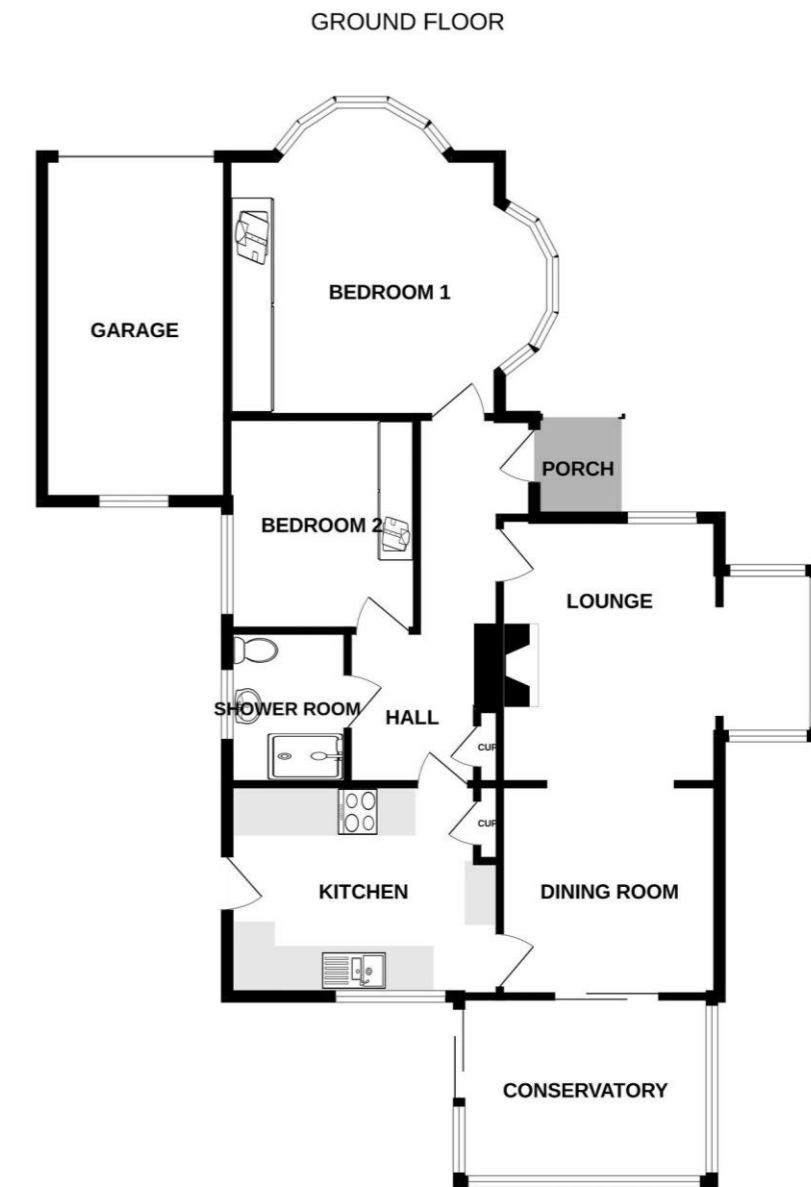
SHOWER ROOM/WC: 2.24m x 1.68m (7'4" x 5'6") Stylishly fitted with a modern suite comprising double width shower cubicle with sliding shower splash screen door, vanity style wash hand basin with cupboards, cabinet beneath, adjoining display surface with WC with push button flush beneath, fully tiled walls with colour coordinated tiled flooring, radiator, fitted wall mirror, ceiling extractor fan, uPVC double glazed window with patterned glass.

OUTSIDE: The property is located towards the head of a sought after cul-de-sac and is approached via double wooden gates with decorative stone driveway giving access to the garage. The front garden comprises a decorative stone garden area with raised, well stocked flower, shrub and rose beds with patio stones leading to the bungalow. A side pathway leads through to the rear garden. The rear garden is a lovely feature of the property offering an array of colour with well stocked flower and shrub beds, extensively laid to lawn with patio sun terrace which is ideal for outside entertaining. From the garden there are lovely views across the town towards the estuary and coastline beyond.

There is a substantial **SUMMERHOUSE:** 3.66m x 3.61m (12'0" x 11'10") Power and light connected. Double glazed windows, decorative stoned side garden and patio pathway and gate giving access back around to the front of the property. Outside lighting and outside cold water tap.

GARAGE: 5.16m x 2.79m (16'11" x 9'2") With electric roller up and over door, power and light connected, double glazed window with patterned glass.

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.
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