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12 Winston Road, Exmouth, EX8 4LR

OFFERS OVER  
**£269,950**  
TENURE Freehold



**A Semi Detached Bungalow With Fabulous Rear Garden, Driveway Parking And Offered For Sale With No Onward Chain.**

Lounge • Kitchen/Breakfast Room • Two Bedrooms  
Modern Bathroom/WC •  
Gas Central Heating & Double Glazed Windows  
Convenient Location Close to Amenities

**12 Winston Road, Exmouth, EX8 4LR**

**THE PROPERTY COMPRISES:** Open entrance porch; double glazed front door to:

**RECEPTION HALL:** Radiator; access to roof space; two storage cupboards; airing cupboard with water cylinder; telephone point.

**LOUNGE:** 4.65m x 3.15m (15'3" x 10'4") Double glazed window and door to rear garden; TV point; telephone point; radiator; fitted cupboards.

**KITCHEN/BREAKFAST ROOM:** 3.05m x 3.25m (10'0" x 10'8") Fitted with a range of work tops with inset single drainer sink unit; cupboards and drawers with plumbing for an automatic washing machine beneath and tiled surrounds; wall mounted cupboards; radiator; double glazed window to side aspect; double glazed door to rear garden; gas and electric cooker points; gas boiler.

**BEDROOM ONE:** 3.66m x 3.18m (12'0" x 10'5") Walk in wardrobe with light; further built in cupboard; radiator; double glazed window to front aspect.

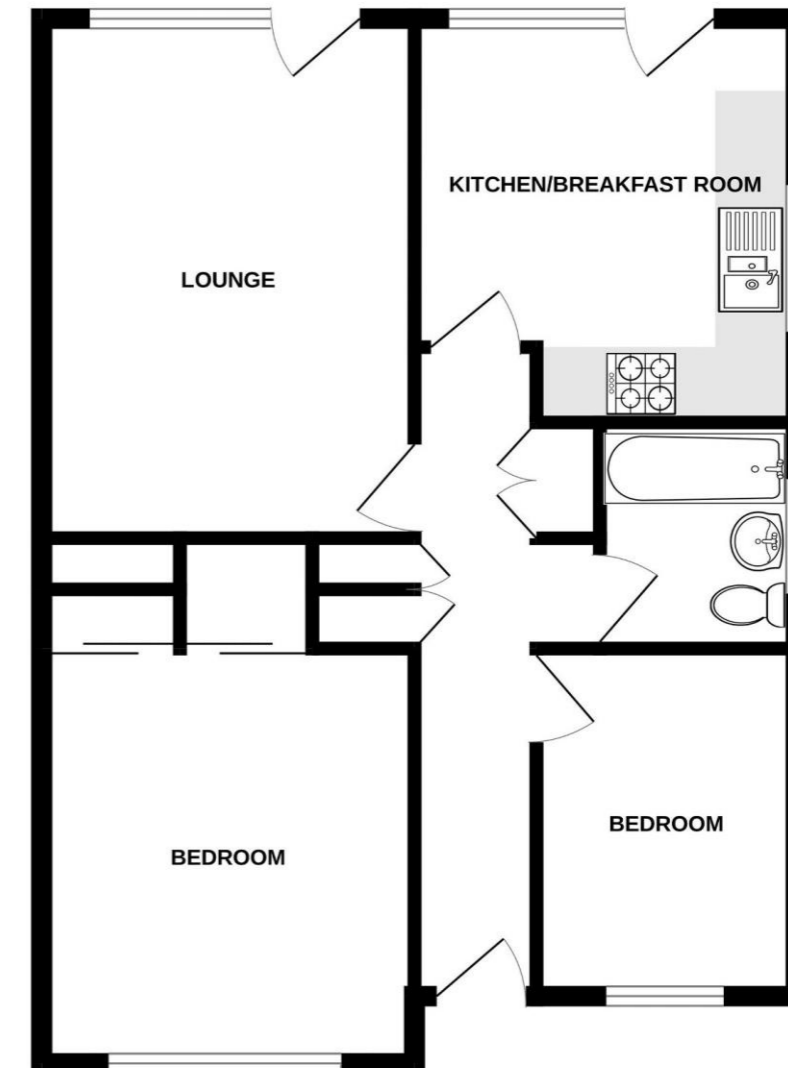
**BEDROOM TWO:** 3.02m x 2.11m (9'11" x 6'11") Double glazed window to front aspect.

**BATHROOM/WC:** 2.62m x 1.52m (8'7" x 5'0") Bath with shower attachment; pedestal wash hand basin; WC with push button flush; tiling to splash prone areas; double glazed window; radiator.

**OUTSIDE:** Lawned front garden and driveway parking; wooden gate giving access to rear garden. The rear garden is of generous size, mainly laid to lawn with well stocked flower beds and borders. Concrete terrace areas. Outside tap

**FLOOR PLAN**

**GROUND FLOOR**



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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