

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
England & Wales	EU Directive 2002/91/EC	
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The Cabin , 7 Shelly Reach, Shelly Road, Exmouth, EX8 1XT

GUIDE PRICE

£485,000

TENURE Freehold



A Beautifully Presented Link Detached House Located Only A Short Distance From The Highly Prestigious Marina Development Offering Ease Of Access To Both The Sea Front And Town Centre With Attractive Gardens, Drive And Garage

Excellent Permanent Or Holiday Retreat * Ground Floor Cloakroom/WC * Triple Aspect Lounge And Dining Area * Good Size Modern Kitchen/Breakfast Room * Utility Room * Three Good Size First Floor Bedrooms * Master Bedroom With Refitted En-Suite Shower Room / WC * Master Bedroom With Refitted En-Suite Shower Room / WC * Driveway And Garage * Attractive Sunny Aspect Gardens Included

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Pennys are delighted to offer for sale this modern link detached property enjoying a most enviable location by the prestigious Exmouth Marina therefore offering ease of access to both the town centre and sea front. The accommodation would be excellent as either a permanent home or holiday retreat and has the excellent advantage of a driveway, garage and attractive gardens. The accommodation itself is found in excellent order and enjoys a bright triple aspect lounge/dining room, a good size modern kitchen/breakfast room with utility room off, three bedrooms, an en-suite shower room bathroom/WC and a main bathroom suite. The property is freehold and an early inspection is highly recommended.

THE ACCOMMODATION COMPRISES: Composite front door and outside courtesy light gives access to:

RECEPTION HALL: With stairs rising to the first floor; useful understair storage cupboard with light; radiator; coved ceiling; telephone point; wood flooring; doors to:

GROUND FLOOR CLOAKROOM/WC: Comprising of a wash hand basin with tiled splashback; WC; radiator; coved ceiling; electric consumer unit; wood flooring; UPVC double glazed window with patterned glass.

LOUNGE AND DINING AREA: 20' 6" x 13' 5" (6.25m x 4.09m) maximum narrowing at Dining Area end to 7' 5" (2.26m). A bright and spacious triple aspect room with three UPVC double glazed windows to side and rear elevations (one fitted with wooden shutters); UPVC double glazed double doors opening onto the rear garden with matching picture window to one side; feature fireplace housing living flame effect coal gas fire with marble hearth; two television points; two radiators; coved ceiling.

KITCHEN / BREAKFAST ROOM: 14' 6" x 11' 2" (4.42m x 3.4m) maximum measurement narrowing to 8' 4" (2.54m). A bright and spacious room comprising of hand built kitchen units with granite worktops with inset one and a quarter bowl sink unit with integrated drainer. Range of cupboards, drawer units, integrated dishwasher. Induction hob with glass splashback and with folding extractor hood over, glass fronted display wall mounted cupboards incorporating corner unit, built-in double oven with combination built-in microwave over with cupboards above and below, integrated fridge and freezer, radiator, coved ceiling, recessed ceiling LED spotlighting, uPVC double glazed window and composite door giving access to the rear garden.

UTILITY ROOM: 5' 3" x 4' 10" (1.6m x 1.47m) Comprising of a stainless steel sink unit set into work surface with plumbing for automatic washing machine, cupboards and drawer units beneath; radiator; UPVC double glazed window; door giving direct access to the garage. Wall mounted Worcester gas boiler for hot water and central heating.

FIRST FLOOR LANDING: With access to roof space; ceiling smoke detector; coved ceiling; doors to:

BEDROOM ONE: 12' 5" x 8' 2" (3.78m x 2.49m) UPVC double glazed window to front elevation enjoying some estuary glimpses; radiator; coved ceiling; door to:

EN SUITE SHOWER ROOM/WC: Beautifully refitted with a stylish suite comprising of an ease of access tiled shower cubicle with folding shower splash screen door, wash hand basin set into wood effect display surface with cabinet beneath and WC with concealed cistern with push button flush, wall mounted mirror fronted medicine cabinet, radiator, attractively extensively tiled walls, extractor fan, uPVC double glazed window with frosted glass.

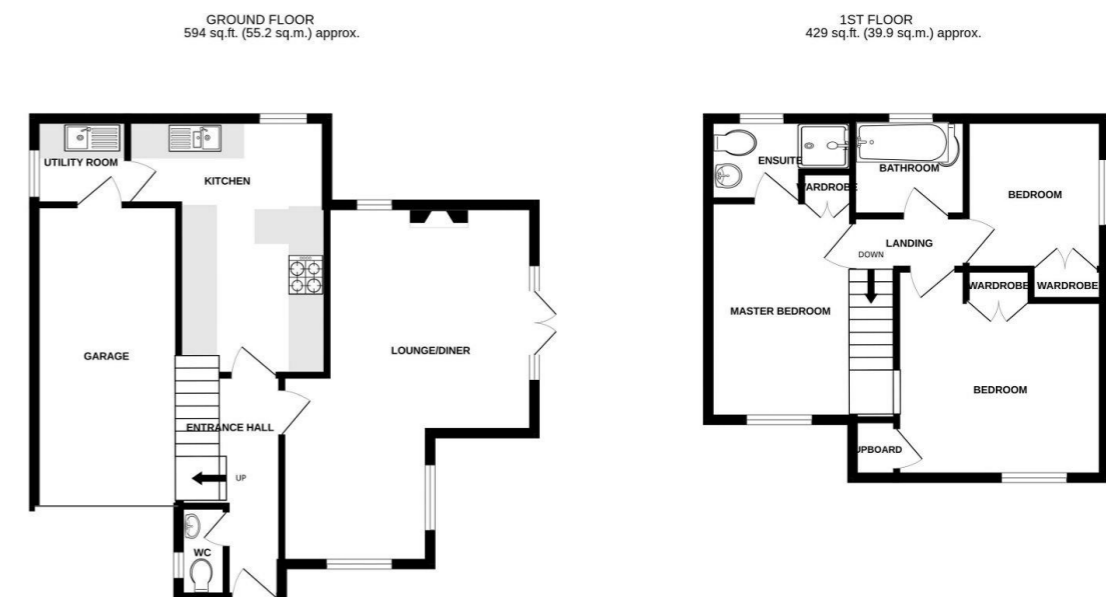
BEDROOM TWO: 11' 6" x 10' 10" (3.51m x 3.3m) maximum measurement into doorway recess. A most pleasant dual aspect room with UPVC double glazed window to side and front elevations; built-in double wardrobe with clothes hanging rail and shelf; radiator; coved ceiling; television point; built-in linen cupboard with slatted shelving.

BEDROOM THREE: 8' 6" x 7' 8" (2.59m x 2.34m) UPVC double glazed window to side elevation; built-in double wardrobe with clothes hanging rail and shelf; radiator; access to roof space via loft ladder; coved ceiling.

BATHROOM/WC: Beautifully refitted with stylish modern suite comprising bath with handgrips and shower over, splash screen, attractive extensively tiled walls to splash screen areas, shaver socket, coved ceiling, extractor fan, uPVC double glazed window with frosted glass.

OUTSIDE: Directly to the front of the property is a driveway providing off-road which leads to the **GARAGE** 17' 0" x 8' 3" (5.18m x 2.51m) with up and over door, power and light connected and internal door giving access into the property. Wooden side gate leads to a most attractive rear garden with well stocked colourful flower and shrub beds, arched trellis, decorative stone pathway, outside cold water tap and power supply, outside lighting. To the rear of the garage there is a timber garden shed. The rear gardens are a wonderful feature of the property.

FLOOR PLAN:



TOTAL FLOOR AREA: 1023 sq.ft. (95.1 sq.m.) approx.
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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