



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	
England & Wales	EU Directive 2002/91/EC
WWW.EPC4U.COM	

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74 Rosebery Road, Exmouth, EX8 1SQ

GUIDE PRICE

£295,000

TENURE Freehold



A Period Terraced House Located Ideally Located Close To Amenities, Town Centre And Train Station With Attractive Enclosed Rear Garden And Garage. Offered For Sale With No Ongoing Chain

Lounge And Dining Room * Fitted Kitchen * Conservatory * Two First Floor Double Bedrooms * Spacious Bath/Shower Room/Wc * Separate Cloakroom/Wc * Useful Attic Room * Gas Central Heating * Double Glazed Windows * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Composite front door giving access to:

ENTRANCE VESTIBULE: Wood panelling to dado rail height, wood laminate flooring, inner door with patterned glass to:

RECEPTION HALL: Radiator, stairs rising to first floor, wood laminate flooring, door to:

LOUNGE AND DINING ROOM: Bright through room comprising of **LOUNGE:** 3.48m x 3.2m (11'5" x 10'6") measurement into wall recess. With wood laminate flooring, radiator, feature fire surround housing living flame effect coal gas fire with marble hearth, TV point, uPVC double glazed window to front aspect, picture rail and arched opening through to **DINING ROOM:** 3.99m x 3.66m (13'1" x 12'0") With wood laminate flooring, radiator, feature fire surround housing living flame effect coal gas fire with marble hearth, TV point, picture rail, double glazed window to rear aspect. Access to good size understairs storage cupboard.

KITCHEN: 3.91m x 2.41m (12'10" x 7'11") Fitted with a range of wood effect work surfaces with cupboards and drawers units, space for range of appliances including plumbing for automatic washing machine beneath worktops, inset single drainer sink unit, wall mounted cupboards, tiled surrounds, Rangemaster cooker with stainless steel extractor hood over, tiled surrounds, integrated fridge and freezer, wall mounted Vaillant gas boiler for hot water and central heating, double glazed windows to side and rear aspects, tiled flooring, radiator, glazed panelled door to:

CONSERVATORY: 2.06m x 2.67m (6'9" x 8'9") Useful addition to the accommodation with radiator, power and light connected, work surface providing breakfast bar area, double glazed window overlooking the rear garden, double glazed double doors opening onto the rear garden.

FIRST FLOOR: Split level landing with dado rail, staircase rising to attic room, radiator.

BEDROOM 1: 4.52m x 3.2m (14'10" x 10'6") A spacious main bedroom, feature fire surround, radiator, wood laminate flooring, two sets of uPVC double glazed windows to front aspect, picture rail.

BEDROOM 2: 4.04m x 2.79m (13'3" x 9'2") Feature fire surround, radiator, double glazed window to rear aspect.

BATHROOM/WC: 2.95m x 2.44m (9'8" x 8'0") Superb bathroom suite comprising of a free standing claw foot bath with attachment, corner shower cubicle with curved shower splash screen doors, shower unit in tiled cubicle, pedestal wash hand basin with tiled splashback, WC with push button flush, radiator, uPVC double glazed window with patterned glass, extractor fan, radiator.

CLOAKROOM/WC: Fitted with WC, dado rail, double glazed window.

SECOND FLOOR ATTIC ROOM: 4.22m x 3.05m (13'10" x 10'0") Useful area with double glazed skylight window, wood laminate flooring, power and light connected.

OUTSIDE: To the front of the property is a small garden enclosure and pathway to front door. To the rear is a good size enclosed garden with patio sun terrace ideal for outside entertaining, area of lawned garden, decorative stone area and hardstanding area, pedestrian gate giving access to rear service lane. Outside cold water tap and outside light.

GARAGE: 5.64m x 2.74m (18'6" x 9'0") With power and light connected, window, up and over door.

AGENTS NOTE: Residents parking is available in this area.

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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