



32 Buckeridge Road, Exmouth, EX8
2FG

GUIDE PRICE

£330,000

TENURE Freehold



A Beautifully Presented End Of Terrace Three Bedroom House Enjoying A Quiet Cul-De-Sac Location With Attractive Gardens And Parking

Built In 2021 And Forming Part Of A Favoured Development * Gas Central Heating * Double Glazed Windows * Well Equipped Kitchen/Breakfast Room * Attractive Lounge * Ground Floor Cloakroom/Wc * Three Good Size First Floor Bedrooms * En-Suite Shower Room/Wc * Family Bathroom Suite * Viewing Strongly Recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Pennys are delighted to offer for sale this most attractive family home located in a desirable modern development. Built in 2021 by Messrs. Taylor Wimpy to a high standard to the popular 'Seaton' design, the property enjoys bright, well presented accommodation with three good size bedrooms. The property is finished to a high standard with approximately seven years remaining of the NHBC House Builders Warranty. Outside there are attractive gardens, parking with additional decorative stone area, viewing is highly recommended.

THE ACCOMMODATION COMPRISES: Entrance canopy with composite front door giving access to:

RECEPTION HALL: A fine entrance to the property with wood effect flooring, radiator, cupboard housing electric meter and consumer unit, stairs rising to first floor landing with useful understairs recess beneath.

CLOAKROOM/WC: Fitted with a pedestal wash hand basin with splashback, WC with push button flush, radiator, recessed ceiling LED spotlighting, ceiling extractor fan, wood effect flooring.

KITCHEN/BREAKFAST ROOM: 3.45m x 3.12m (11'4" x 10'3") narrowing to 2.57m (8'5") A well equipped and stylish kitchen comprising of wood effect worktops with matching splashbacks, with cupboards, drawer units and integrated dishwasher beneath, inset one and a quarter bowl sink unit with mixer tap, range of wall mounted cupboards with concealed lighting beneath and one housing the gas boiler for hot water and central heating, four ring gas hob set into work surface with built-in oven below and stainless steel back and matching stainless steel chimney style extractor hood over, integrated fridge/freezer, recessed ceiling LED spotlighting, radiator, wood effect flooring, double glazed window to front aspect.

LOUNGE: 4.72m x 3.73m (15'6" x 12'3") A most attractive room with double glazed doors and picture windows opening and overlooking the rear garden, TV point, telephone point, wood effect flooring, access to good size understairs storage cupboard with light.

FIRST FLOOR LANDING: Access to roof space, radiator.

BEDROOM 1: 3.68m into wall recess x 2.82m (12'1" x 9'3") A fine main bedroom with double glazed window to front aspect, radiator, TV point, telephone point.

EN-SUITE SHOWER ROOM/WC: 1.73m x 1.68m (5'8" x 5'6") Stylishly fitted with a good size shower cubicle with electric shower and tiled walls and sliding shower splash screen doors, pedestal wash hand basin with splashback, WC with push button flush, recessed ceiling LED spotlighting, ceiling extractor fan, radiator, double glazed window with patterned glass.

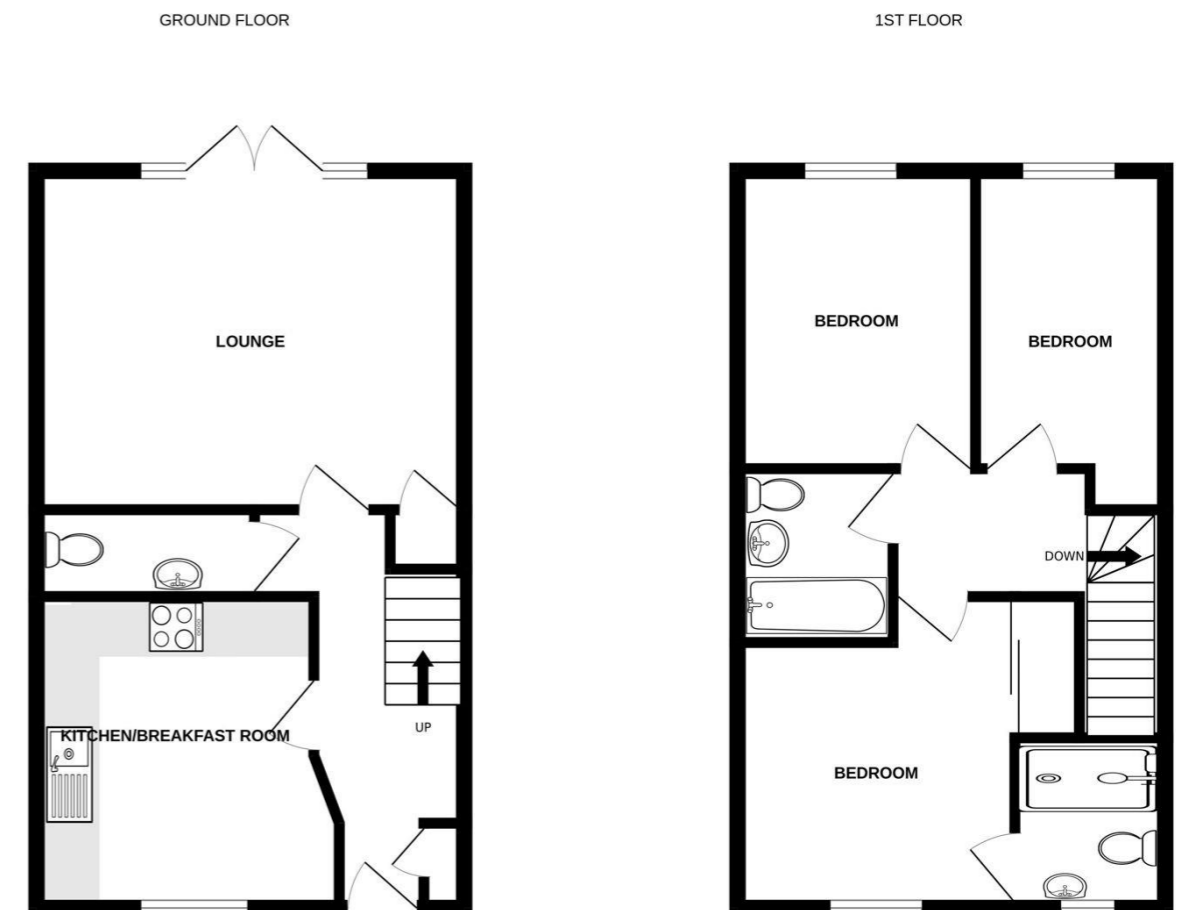
BEDROOM 2: 3.4m x 2.64m (11'2" x 8'8") With double glazed window to rear aspect, radiator.

BEDROOM 3: 3.76m x 2.03m (12'4" x 6'8") Another good size bedroom with double glazed window to rear aspect, radiator.

BATHROOM/WC: 2.03m x 1.68m (6'8" x 5'6") Stylishly fitted with bath with shower attachment, shower splash screen, pedestal wash hand basin with splashback, WC with push button flush, mirror fronted medicine cabinet, radiator, recessed ceiling LED spotlighting, ceiling extractor fan.

OUTSIDE: The property enjoys an enviable cul-de-sac location in a highly desirable development and enjoys off road parking with additional gravelled hardstanding area, lawned side garden and patio side pathway and gate gives access through to the rear garden. The rear garden is another fine feature being of good size and offering a high degree of privacy, enjoying a tree lined outlook to one side with patio sun terrace, lawned garden, flowerbeds, outside cold water tap.

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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