



| 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 | 55 | 78 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| WWW.EPC4U.COM | | |

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

14 Pound Street, Exmouth, EX8 2SY

GUIDE PRICE:
£249,950
TENURE Freehold



A Well Presented Double Fronted Period Terraced House, Ideally Located Close To The Heart Of Exmouth Town Centre Offering Bright And Spacious Accommodation With Enclosed Rear Garden

Lounge * Separate Dining Room * Kitchen/Breakfast Room * Double Glazed Garden Room
* Two First Floor Double Bedrooms * Spacious Bathroom With Bath And Shower Cubicle
Double Glazed Windows * Gas Central Heating * Newly Laid Carpets Recently Decorated
* For Sale With No Ongoing Chain * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Front door with window inset giving access to:

ENTRANCE HALL: Wide staircase leading to first floor landing, cupboard housing meters.

LOUNGE: 4.17m x 3.94m (13'8" x 12'11") overall measurement. A versatile room with uPVC double glazed sash style window to front aspect, fire surround with tiled hearth, radiator, uPVC double glazed door giving access to the rear garden.

DINING ROOM: 4.24m x 3.35m (13'11" x 11'0") uPVC double glazed sash style window to front aspect, chimney recess, picture rail, radiator, TV point, fitted cupboard with display surface over, good size understairs cupboard with light and internal patterned window.

KITCHEN/BREAKFAST ROOM: 3.35m x 3.33m (11'0" x 10'11") narrowing to 2.31m (7'7") Fitted range of patterned work surfaces which also provides a breakfast bar area with cupboards and drawer units, appliance spaces beneath worktops in tiled surrounds, inset single drainer sink unit with mixer tap, wall mounted cupboards, radiator, gas cooker point, recess ceiling spotlighting, window with frosted glass, sliding door to:

GARDEN ROOM: 1.98m x 1.37m (6'6" x 4'6") overall measurement. Cold water tap, power and light connected, double glazed windows and door to rear garden.

FIRST FLOOR LANDING: uPVC double glazed window to rear aspect.

BEDROOM 1: 4.17m x 3.81m (13'8" x 12'6") A bright through room with uPVC double glazed sash style window to front aspect, further uPVC double glazed window to rear elevation, feature fire surround, door to:

WALK-IN STORAGE CUPBOARD: (Access from both bedrooms) With gas boiler for central heating, access to roof space.

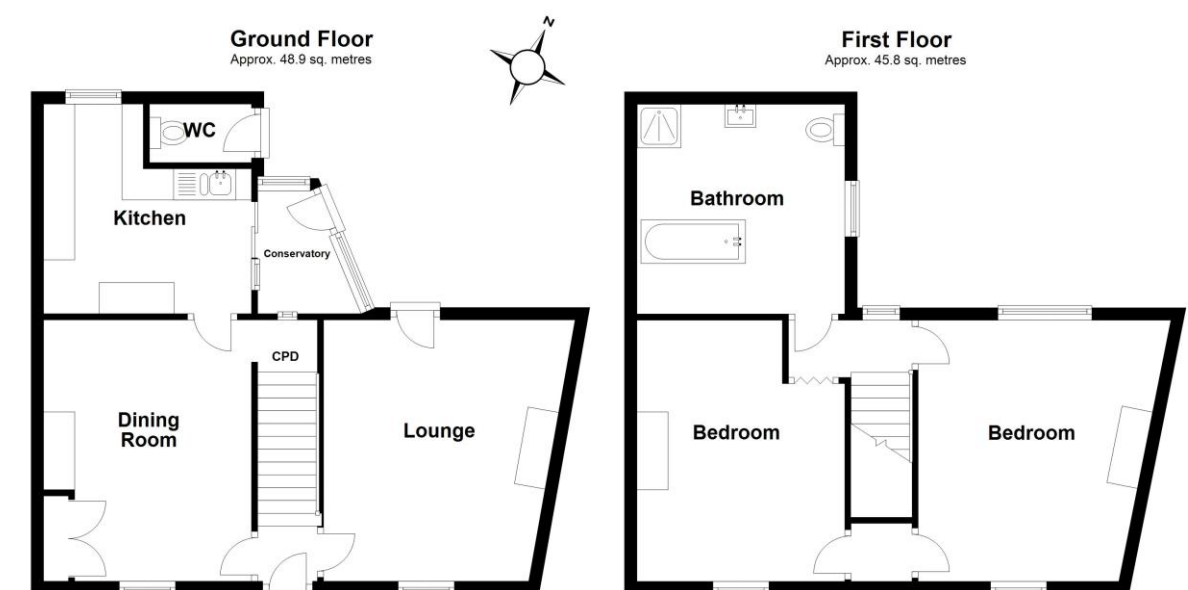
BEDROOM 2: 4.24m x 3.33m (13'11" x 10'11") Another good size double bedroom with uPVC double glazed sash style window to front aspect, TV point, radiator, feature fireplace, door to walk-in cupboard.

BATHROOM/WC: 3.53m x 3.43m (11'7" x 11'3") Extremely spacious bathroom comprising bath with shower attachment, pedestal wash hand basin, shower cubicle, shower attachment, pedestal wash hand basin, shower cubicle with Mira shower unit. WC, light shaver socket, gas boiler for hot water, tiling to splash prone areas, radiator, uPVC double glazed sash style window overlooking the rear garden.

OUTSIDE: To the rear of the property is an attractive enclosed garden with raised shrub beds, blocked paved area with access to outside WC, timber shed and under a pergola with mature vine, gate providing rear pedestrian access, outside lighting.

Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

FLOOR PLAN:



Total area: approx. 94.7 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epc solutions.co.uk Plan produced using PlanUp.