



| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

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45 Featherbed Lane, Exmouth, EX8 3NE

GUIDE PRICE

£420,000

TENURE Freehold



A Deceptively Spacious Detached Chalet Style Bungalow Located In A Popular Area With Ample Parking, Garage And Good Size Rear Garden

Four Bedrooms Arranged On The Ground And First Floor * En-Suite Bathroom/Wc and Shower Room/Wc * Attractive Lounge * Well Equipped Kitchen/Dining Room * Ground Floor Cloakroom/Wc * First Floor Shower Room/Wc * Gas Central Heating By Modern Boiler * Double Glazed Windows
Viewing Recommended

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THE ACCOMMODATION COMPRISES: Entrance canopy with uPVC front door with patterned double glazed window inset, giving access to:

RECEPTION HALL: A fine entrance to the property with radiator, smoke alarm, cupboard housing modern electric consumer unit and meter, staircase rising to first floor, newly laid vinyl flooring.

GROUND FLOOR CLOAKROOM/WC: Stylishly fitted with wash hand basin, splashback, concealed cistern and push button flush, stylish radiator, tongue & groove walling to dado rail height, double glazed window with patterned glass with deep display window sill, newly laid vinyl flooring.

LIVING ROOM: 6.27m x 3.2m (20'7" x 10'6") A most attractive room with double glazed French patio doors opening onto the rear garden, TV point, two stylish radiators.

KITCHEN/DINING ROOM: 6.32m x 3.38m (20'9" x 11'1") narrowing to 2.08m (6'10") Spacious room fitted with a range of patterned cross finish working surfaces with inset single drainer one and a half bowl sink unit with mixer, with range of cupboards, drawer units and appliance spaces beneath worktops which include dishwasher, washing machine and tumble dryer. Attractive tiled surrounds and SMEG range style oven with chimney style extractor hood over with light, range of wall mounted cupboards incorporating display lighting, space for American style fridge/freezer (included within the sale), access to understairs cupboard which is fitted with shelving and light. Wall mounted Vaillant gas boiler for hot water and central heating (fitted 2023). Three sets of double glazed windows to side and rear aspects and uPVC double glazed door giving access to the rear garden, radiator, tiled flooring.

GROUND FLOOR BEDROOM 1: 3.53m x 3.33m (11'7" x 10'11") measurement to double glazed bay window to front elevation and further double glazed window to side elevation. An excellent main bedroom with radiator, wardrobes included within the sale, wood effect laminate flooring.

EN-SUITE SHOWER ROOM/WC: Stylishly fitted with splashback walls, wash hand basin, chrome heated towel rail, shower cubicle with folding shower splash screen door, thermostatically controlled rainfall shower head and separate shower attachment. Ceiling extractor fan.

GROUND FLOOR BEDROOM 2/FAMILY ROOM: 3.76m x 3.2m (12'4" x 10'6") measurement into double glazed bay window to front aspect. Further double glazed window to side elevation, a versatile room, radiator.

FIRST FLOOR LANDING: Recessed ceiling spotlight, smoke alarm.

BEDROOM 3: 3.84m x 3.25m (12'7" x 10'8") plus wall recess. An excellent guest suite with double glazed window to the rear aspect enjoying an open aspect, built-in wardrobes with access to eaves storage space, radiator, access to roof space, recessed ceiling spotlighting, TV point.

EN-SUITE BATHROOM/WC: 2.67m x 1.7m (8'9" x 5'7") Comprising bath with shower attachment, pedestal wash hand basin, WC, fully tiled walls, chrome heated towel rail, mirror fronted medicine cabinet, double glazed windows with patterned glass, recessed ceiling spotlighting.

BEDROOM 4: 3.23m x 3.23m (10'7" x 10'7") Double glazed window to front aspect, radiator, access to eaves storage space.

FIRST FLOOR SHOWER ROOM/WC: Shower cubicle with splashback walls, Mira shower unit and folding shower splash screen, wash hand basin, WC, fully tiled walls, ceiling spotlighting.

OUTSIDE: Level front garden, utilized to provide ample off-road parking with wall and fence boundaries, decorative stone garden areas, lighting, EV charging point and garage. Side gate and path give access through to the rear garden.

The rear garden is an excellent feature of the property and fully enclosed, enjoying a sunny aspect and generous in size, enjoying a decorative stone patio area ideal for outside entertaining, lawned area of garden edged with shrubs, artificial lawn area, further decorative stone and patio areas, greenhouse, raised fish pond, timber shed, **TIMBER GARDEN OFFICE** 3.91m x 2.13m (12'10" x 7'0") with windows, power and light connected and two doors. Outside lighting.

GARAGE: 4.85m x 2.34m (15'11" x 7'8") Up and over door, power and light connected, side door giving access to the rear garden.

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:

