



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

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9 Betjeman Drive, Exmouth, EX8 5ST

PRICE £615,000
TENURE Freehold



An Exceptionally Presented And Extended Five Bedroom Family Style Detached Residence Finished To A High Standard Offering Adaptable Accommodation With Potential Annexe Enjoying A Desirable Cul-De-Sac Location With Adjoining Woodland To The Rear. Offering Garage And Driveway Parking For Two Cars, Private Landscaped Rear Garden, Incorporating A Substantial Garden Office/Studio.

Superb Secluded Location At Head Of Cul-De-Sac With Versatile Accommodation • Spacious Lounge • Second Sitting Room / Dining Room • High Quality Kitchen/Breakfast Room • Conservatory • Four First Floor Bedrooms With Master En-Suite • Ground Floor Bedroom Five And Ground Floor W/C • Family Bathroom/WC • Garage & Driveway Parking For Two Cars • Generous Size Private Rear Garden And Substantial Garden Office / Studio • No Onward Chain

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Pennys are delighted to offer for sale this stunning detached residence. The accommodation is found in superb order and has been improved further by the creation of a potential annexe. Outside there are attractive landscaped gardens, driveway parking and garage with a substantial office/workshop. Viewing of this property is strongly recommended.

THE ACCOMMODATION COMPRISES: Composite front door with obscure glass window inset giving access to:

ENTRANCE PORCH: 1.83m x 1.24m (6'0" x 4'1") With radiator; alarm panel; central ceiling light; doors to:

OFFICE/STUDY: 3.1m x 2.72m (10'2" x 8'11") Maximum overall measurement in to door recess; a versatile room which could be used as an office, further bedroom or incorporate within an annexe potential; uPVC double glazed window to front aspect and further uPVC double glazed window to rear aspect; radiator; fitted shelving; ceiling light; TV point; power points; access to partial loft space; door with wooden balustrade and a few stairs leading down to:

BEDROOM FIVE: 4.9m x 2.51m (16'1" x 8'3") A good sized room with uPVC double glazed window to front aspect; high level shelving; radiator; useful coats hanging space; TV point; power points; ceiling spotlights; smoke detector; uPVC double glazed door on to REAR GARDEN. Further door leading to the garage:

FROM THE ENTRANCE PORCH FURTHER DOOR TOO:

SPACIOUS RECEPTION HALL: 5m x 2.21m (16'5" x 7'3") A lovely open hallway with feature bespoke oak staircase and glass balustrade rising to FIRST FLOOR LANDING; high level consumer unit; under stairs storage cupboard; ceiling lights; smoke detector; power points; vertical radiator; oak flooring; doors to:

GROUND FLOOR CLOAKROOM/WC:1.68m x 1.14m (5'6" x 3'9") Comprising W/C with push button flush in concealed cistern and mirror Granite worktop and tiled surrounds; uPVC double glazed obscure glass window to rear aspect; radiator; ceiling light; space saver wall hung sink with chrome mixer tap over and tiled surrounds; fitted mirror; pull light; black sparkle quartz tiled flooring.

DINING ROOM/SECOND SITTING ROOM: 3.99m x 2.87m (13'1" x 9'5") With double doors; uPVC double glazed window to front aspect; ceiling light; radiator; TV point; power points.

LOUNGE: 4.52m x 3.96m (14'10" x 13'0") A superb and spacious main living area with feature wall mounted electric fire; ceiling lights; wall lights; TV point; power points; uPVC double glazed patio door giving access to:

CONSERVATORY EXTENSION: 3.38m x 3.23m (11'1" x 10'7") A generous sized room ideal for entertaining or additional family space; oak flooring with inset spotlighting; radiator; ceiling lighting; fitted display cabinet; TV point; power points, patio doors leading on to the REAR GARDEN.

KITCHEN/BREAKFAST ROOM: 5.08m x 3.1m (16'8" x 10'2") A stunning example of a high quality fitted kitchen with quartz Granite worktop surfaces and matching splashbacks; with inset stainless steel one and a half bowl sink unit with chrome swan mixer tap and pull out spray; range of gloss fronted base cupboards; drawer units; integrated larder style pull out cupboard; integrated dishwasher; built in LAMONA microwave oven and further NEFF electric double oven beneath; 5 ring LAMONA gas hob and stainless steel chimney style extractor hood with curved glass and further glass splashback; wall mounted cupboards; useful space for American fridge/freezer and further base cupboards and wall units housing Worcester gas boiler; pull-out bin/recycling unit; mirrored splashback; TV point; continuing Granite worktop into breakfast bar area with underlighting; ceiling spotlighting; concealed under counter lighting; plinth lighting; thermostat control for central heating; vertical radiator; oak effect vinyl flooring; uPVC double glazed window overlooking the rear garden and further wooden back door with inset obscure glass panel which leads out on to the side garden.

From the reception hall, turning stairs rise to:

FIRST FLOOR LANDING: With uPVC double glazed window to side aspect; alarm panel, radiator; ceiling light; access to partially boarded loft space with light; airing cupboard housing hot water cylinder and slatted shelving space above; smoke detector; doors to:

BEDROOM ONE: 4.04m x 3.51m (13'3" x 11'6") Maximum overall measurement in to half mirror fronted fitted sliding wardrobes with hanging and shelving space; uPVC double glazed window overlooking the rear garden and nearby woodland; ceiling light; wall lights; TV point; power points; radiator; door to:

EN-SUITE SHOWER ROOM/WC: 2.21m x 1.68m (7'3" x 5'6") Comprising of shower cubicle with glass splash screen sliding door enclosure and detachable shower head; WC with push button flush in concealed cistern and patterned laminate worktop above; tiled surrounds and matching splashbacks; vanity sink unit with chrome mixer tap and cupboards beneath; fitted wall light mirror; uPVC double glazed obscure glass window to front aspect; shaver point; ceiling spotlights; extractor fan; chrome heated ladder towel rail; power points; oak flooring.

BEDROOM TWO: 3.43m x 1.85m (11'3" x 6'1") Maximum overall measurement in to doorway recess; uPVC double glazed window to side aspect; fitted with a range of wardrobes with hanging and shelving space; further storage cupboard with shelving; ceiling light; power points.

BEDROOM THREE: 3.12m x 3.07m (10'3" x 10'1") With uPVC double glazed window overlooking the rear garden and another pleasant open outlook to the woodland beyond; TV point; power points; fitted wardrobes; ceiling light; radiator.

BEDROOM FOUR: 2.87m x 1.96m (9'5" x 6'5") Currently used as a dressing room with uPVC double glazed window to side aspect; radiator; ceiling light; cupboard over stairwell with full height hanging space and fitted shelving; power points.

FAMILY BATHROOM/WC: 2.06m x 2.06m (6'9" x 6'9") Fitted with a white modern suite comprising bath with mixer taps; handgrip and shower over with detachable shower head and tiled surrounds; sliding splash screen; vanity sink unit with chrome mixer tap and WC with push button flush in concealed cistern and storage beneath; uPVC double glazed window to side aspect; aqua panel splash wall; ceiling spotlights; extractor fan; radiator; oak flooring.

OUTSIDE: The front of the property is approached via driveway leading to own off road parking for two cars and access to the GARAGE. There is an attractive raised decorative stone chipped area with outside pillar lighting. Stone paving steps lead up to the front door with slate surrounds and glass balustrade. A wooden side gate gives access via paved pathway to the rear of the property which is a real feature occupying multiple areas of use, including an extensive patio and astro area to the side of the property which is ideal for outside entertaining and a useful bin store. Composite decking steps with inset lighting then leads to a lawned area with shrub and flower borders. The garden is worthy of special note offering a high degree of privacy and seclusion, with a sunny aspect and backing on to nearby woodland. Outside lighting and power. Further composite steps rising up to another area of lawn and a feature brick archway leads to:

GARDEN OFFICE/STUDIO: 5.72m x 3.18m (18'9" x 10'5") Maximum overall measurement; with uPVC double glazed windows overlooking the rear garden; TV point; power points; electric heater; ceiling spotlights; electric consumer unit.

GARAGE: 5.13m x 2.64m (16'10" x 8'8") With plumbing for washing machine and appliance space for tumble dryer and upright fridge freezer; fitted high level shelving and further mezzanine storage area; coats hanging space; electric roller garage door to front.

FLOOR PLAN:

