



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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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59 Canterbury Way, Exmouth, EX8 5QQ

OFFERS OVER:
£495,000
TENURE Freehold



A Well Presented Detached House Situated In The Highly Regarded 'Cathedrals' Area Of Exmouth Offering Spacious Accommodation For Family Use With Attractive Well Planned Gardens And Double Garage

Good Size Lounge * Double Glazed Conservatory * Fitted Kitchen * Good Size Dining Room * Study/Family Room * Ground Floor Cloakroom/Wc * Four First Floor Bedrooms With Built-In Wardrobes * En-Suite Shower Room/Wc * Main Family Bathroom/Wc * Double Glazed Windows * Gas Central Heating * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Composite front door with outside carriage light giving access to:

RECEPTION HALL: With wood effect flooring, telephone point, radiator, uPVC double glazed window to front aspect, stairs rising to first floor landing with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback, WC with push button flush, radiator, recessed ceiling spotlight, uPVC double glazed window with patterned glass.

LIVING ROOM: 5.66m x 3.45m (18'7" x 11'4") A bright spacious room with uPVC double glazed window to front aspect and sliding double glazed patio doors opening onto the CONSERVATORY, attractive wooden fire surround housing living flame effect coal gas fire, TV point, two radiators.

CONSERVATORY: 3.28m x 3m (10'9" x 9'10") A fine addition to the accommodation being west facing with uPVC double glazed windows overlooking the gardens and uPVC double glazed double doors opening onto the rear garden, tiled flooring, light and power connected.

KITCHEN: 3.96m x 2.64m (13'0" x 8'8") Fitted range of patterned work surfaces with inset ceramic one and a half single drainer sink unit with antique style mixer tap over with range of cupboards, drawer units, appliance space and dishwasher space beneath work surfaces, integrated freezer, tiled surrounds, inset four ring gas hob with extractor hood over, built-in double oven and grill with cupboards above and below, range of wall mounted cupboards – one housing the condensing gas boiler for hot water and central heating, timer control for hot water and central heating, radiator, tiled flooring, recessed ceiling spotlighting, uPVC double glazed window overlooking the rear garden and opening through to:

DINING ROOM: 5.21m x 2.36m (17'1" x 7'9") A lovely size room with wood effect flooring, TV point, radiator, recessed ceiling spotlighting, uPVC double glazed window overlooking the rear garden, uPVC double glazed door with patterned glass giving access to the rear garden, telephone point, door to GARAGE.

STUDY/FAMILY ROOM: 3.66m x 2.87m (12'0" x 9'5") A versatile room with radiator, uPVC double glazed window to front aspect.

FIRST FLOOR LANDING: With access to roof space, airing cupboard housing water cylinder with slatted shelving over.

BEDROOM 1: 3.53m x 2.87m (11'7" x 9'5") A fine main bedroom with built-in double wardrobe with clothes rail and shelf, telephone point, radiator, uPVC double glazed window to rear aspect, door to:

EN-SUITE SHOWER ROOM/WC: 1.98m x 1.55m (6'5" x 5'1") Stylishly fitted with shower cubicle with shower unit, folding shower splash screen door, vanity style wash hand basin with cupboards and drawer units beneath, fitted mirror with display lighting and shaver socket, matching cupboard and display lighting over, WC with push button flush, uPVC double glazed window with patterned glass, recessed ceiling spotlight, chrome heated towel rail.

BEDROOM 2: 3.56m x 2.72m (11'8" x 8'11") With uPVC double glazed window to front aspect, radiator, built-in single wardrobe with clothes rail and shelf.

BEDROOM 3: 2.87m x 2.08m (9'5" x 6'10") With built-in single wardrobe with clothes rail and shelf, radiator, uPVC double glazed window to rear aspect.

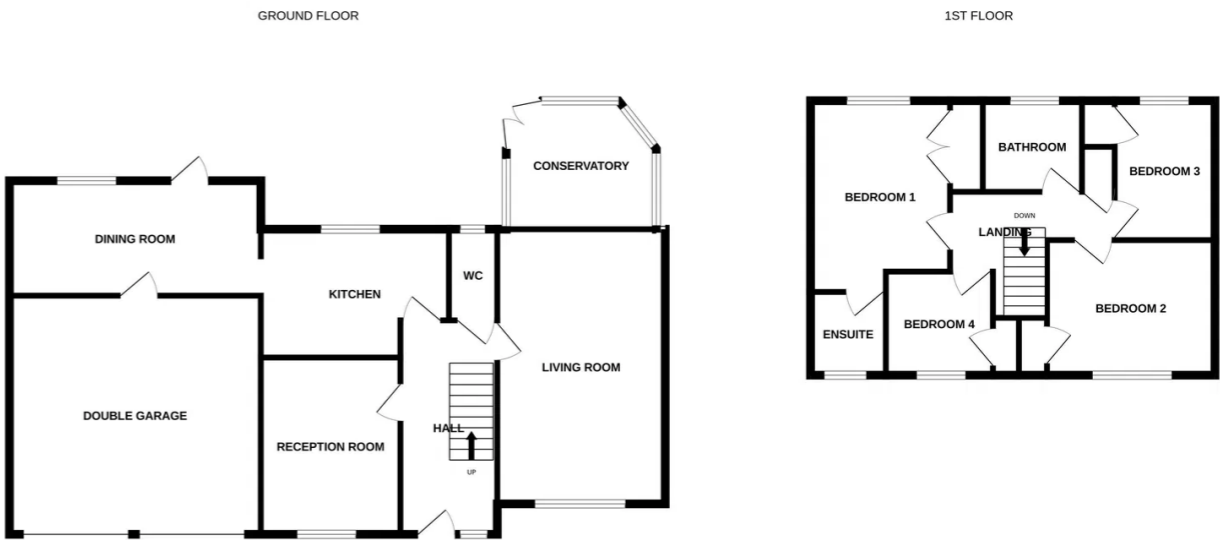
BEDROOM 4: 2.21m x 2.18m (7'3" x 7'2") Built-in single wardrobe with clothes rail and shelf, uPVC double glazed window to front aspect, radiator.

BATHROOM/WC: 1.96m x 1.68m (6'5" x 5'6") P shaped bath with electric shower unit over, shower splash screen, pedestal wash hand basin, WC with push button flush, radiator, extensively tiled walls, uPVC double glazed window with patterned glass, recessed ceiling spotlighting.

OUTSIDE: The property enjoys a double width driveway providing ample parking leading to a DOUBLE GARAGE, attractive well planned front garden comprising decorative stone garden areas and lawned garden areas with colourful shrubs and plants. Side gate and patio pathway gives access through to the rear garden. The Westerly facing rear garden again is attractively planned and presented comprising of patio sun terrace areas ideal for outside entertaining, level lawned garden with block paved terrace and colourful flower and shrub beds and some conifer hedging providing a high degree of privacy and seclusion, patio side pathway and GARDEN SHED.

DOUBLE GARAGE: 5.46m x 4.92m (17'11" x 16'2") Two electrically operated up and over doors, power and lighting connected, door giving direct access to the property, large partially boarded loft space covering the whole of the double garage and dining room areas, suitable for conversion to further accommodation (or maybe to a fifth bedroom with en-suite) subject to the relevant planning permission. Plumbing for washing machine, wall mounted cupboards, cold water tap.

SEPARATE 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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