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11 New Street, Exmouth, EX8 1RT

GUIDE PRICE  
**£259,500**  
TENURE Freehold



**A Beautifully Presented Terraced House Enjoying An Excellent Location Within Easy Reach Of The Town Centre, Seafront And Train Station, Offering Well Presented Accommodation Which Has Undergone A Recent Extensive Programme Of Modernisation And Refurbishment**

Deceptively Spacious Accommodation \* Entrance Vestibule And Reception Hall \* Lounge Dining Room \* Modern Kitchen \* Two Good Size Double Bedrooms \* Modern First Floor Bathroom Suite \* Enclosed Rear Courtyard Garden \* Gas Central Heating \* Double Glazed Windows \* Viewing Recommended



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**THE ACCOMMODATION COMPRISES:** uPVC double glazed front door with picture window over, with patterned glass giving access to:

**ENTRANCE VESTIBULE:** Dado rail, stripped wood flooring, electric meter and consumer unit, opening through to:

**RECEPTION HALL:** Radiator, stripped wood flooring, dado rail, stairs rising to first floor with good understairs cupboard beneath.

**SITTING ROOM:** 3.96m x 3.35m (13'0" x 11'0") A charming room with stripped wood flooring, double glazed window to front aspect, radiator, TV point, fire surround housing living flame electric fire, glazed panelled folding doors opening to:

**DINING ROOM:** 3.61m x 3.38m (11'10" x 11'1") Stripped wood flooring, radiator, double glazed window to rear aspect.

**KITCHEN:** 3.05m x 1.8m (10'0" x 5'11") Stylish modern kitchen fitted with a range of patterned worktops with cupboards and drawer units beneath worktops, inset single drainer sink unit with mixer tap, space for large cooker, tiled surrounds, wall mounted cupboards, wall mounted gas boiler for hot water and central heating, double glazed window overlooking the rear courtyard garden and double glazed door giving access to the garden, recessed ceiling spotlighting.

Stairs rise from the reception hall to:

**SPLIT LEVEL LANDING;** Large access to boarded roof space.

**BEDROOM 1:** 5.08m x 3.4m (16'8" x 11'2") An extremely spacious main bedroom with feature fireplace with cast iron grate, two radiators, TV point, double glazed window to front aspect, dado rail.

**BEDROOM 2:** 3.53m x 3.35m (11'7" x 11'0") Feature fireplace with case iron grate, wood laminate flooring, double glazed window to rear aspect.

**BATHROOM/WC:** 3.18m x 1.96m (10'5" x 6'5") Modern suite with splashback wall. A modern room with bath with shower unit over, shower curtain and rail, pedestal wash hand basin, WC with push button flush, splashback walls, fitted cupboard with matching display surface over, airing cupboard housing water cylinder, timer control for hot water and central heating, slatted shelving, double glazed window, radiator, extractor fan.

**OUTSIDE:** To the rear of the property is an enclosed courtyard garden, outside cold water tap, access to good size utilities cupboard with plumbing for automatic washing machine, tumble dryer space, space for freezer.

**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:



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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