



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(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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1 Mountbatten Close, Exmouth, EX8 4DJ

GUIDE PRICE  
**£359,950**  
TENURE Freehold



**A Double Fronted House Re-modelled To Provide Wonderful Accommodation Ideal For Multi Generational Living With Level Access And Located Close To Amenities**

Open-Plan Living Room And Stylish Modern Kitchen/Dining/Breakfast Room  
Cloakroom/Wc \* Wonderful Sitting Room With Vaulted Style Ceiling \* Ground Floor Bedroom And Spacious Modern Wet Room/Wc \* Three First Floor Double Bedrooms  
Main Bathroom/Wc \* Colourful Gardens \* Large Workshop (Formally The Garage)  
Viewing Recommended



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**THE ACCOMMODATION COMPRISES:** Porch with uPVC front door with double glazed arch window with patterned glass and matching picture window with side screen to:

**RECEPTION HALL:** Engineered wood flooring, staircase rising to first floor landing with useful understairs recess, thermostat control for central heating.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with space saver wash hand basin with tiled splashback, WC with dual push button flush, radiator, door to STUDIO/ANNEXE:

**FANTASTIC OPEN-PLAN SPACE COMPRISING OF:**

**LIVING AREA:** 3.33m x 3.05m (10'11" x 10'0") A cosy room with stylish upright antique style radiator, engineered oak flooring, double glazed window to front aspect.

**DINING AREA:** 3.33m x 2.74m (10'11" x 9'0") Engineered oak flooring, recessed ceiling led spotlighting, stylish upright antique style radiator, opening through to:

**KITCHEN/BREAKFAST ROOM:** 3.35m x 2.79m (11'0" x 9'2") Beautifully bespoke designed kitchen with granite worktops in tiled surrounds with inset one and a half bowl stainless steel sink unit with integrated drainer and mixer tap, cupboards, integrated drawer units, integrated dishwasher beneath worktops, ‘Stoves Richmond Deluxe’ electric oven with five-ring induction hob with tiled splashback and stainless steel chimney style extractor hood over with light, wall mounted cupboard, wall mounted Worcester gas boiler for hot water and central heating, tiled floor with underfloor heating, downlighters over the sink area, adjoining wood breakfast bar unit, over the breakfast bar there is recessed led ceiling spotlighting, double glazed velux window allowing an abundance of light in conjunction with a double glazed aluminium window and door overlooking and opening onto the rear garden.

**FIRST FLOOR LANDING:** Double glazed window to front aspect, access to loft space, cupboard over stairwell recess.

**BEDROOM 1:** 4.9m x 3.25m (16'1" x 10'8") Spacious through room with double glazed windows to front and rear aspects allowing an abundance of light, two radiators, built-in floor to ceiling wardrobes with storage cupboards over.

**BEDROOM 2:** 3.33m x 3.05m (10'11" x 10'0") With radiator, double glazed window to front aspect.

**BEDROOM 3:** 3.4m x 2.92m (11'2" x 9'7") Another good size double bedroom with double glazed window to rear aspect, radiator, two built-in wardrobes.

**BATHROOM/WC:** 1.78m x 1.75m (5'10" x 5'9") Comprising; bath with shower unit over, shower curtain and rail, pedestal wash hand basin, WC, tiled walls, tongue and groove walling, thermostatically controlled heated towel rail, ceiling spotlighting, double glazed window with patterned glass.

From the reception hall, door to further living accommodation.

**LIVING AREA/OCCASSIONAL BEDROOM 4:** 3.53m x 3.25m (11'7" x 10'8") Double glazed window to front aspect, engineered wood flooring, radiator.  
Walk-through to:

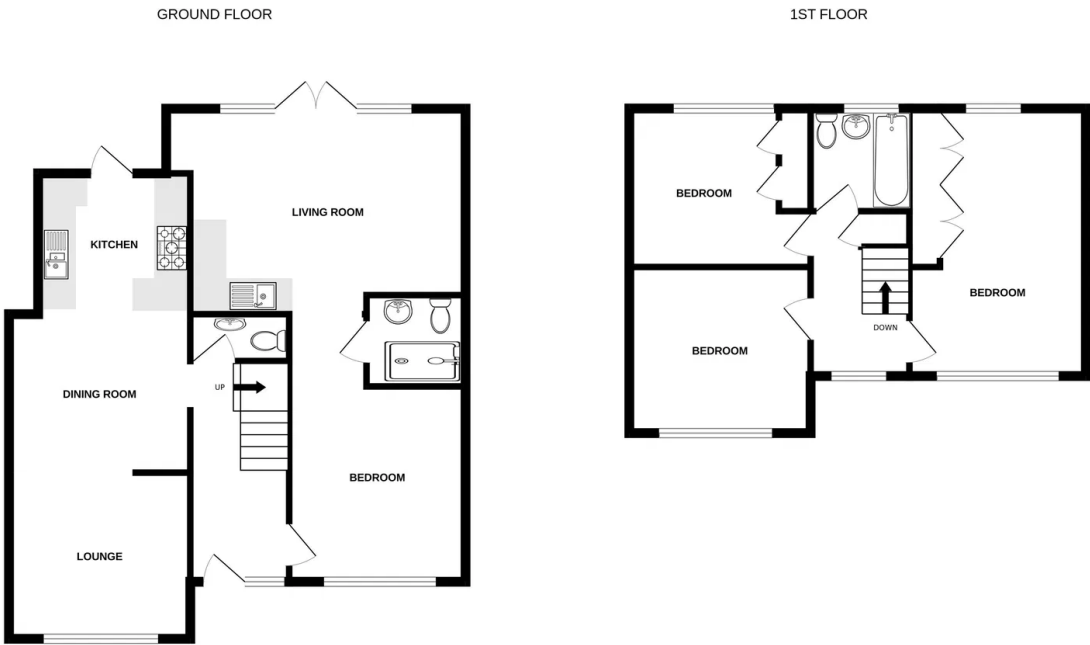
**SECOND SITTING ROOM AREA:** 4.78m x 3.86m (15'8" x 12'8") A stunning room with high vaulted style ceiling with ceiling beam, engineered oak flooring, double glazed aluminium windows and doors overlooking and opening onto the rear garden, TV point, feature exposed brick wall, underfloor heating.

**WET ROOM/WC:** 1.8m x 0.86m (5'10" x 2'9") Shower area with rainfall shower head hose and detachable shower head hose, wash hand basin with mirror fronted medicine cabinet with integrated and demist over, WC with concealed cistern and push button flush, recessed led ceiling spotlighting, fully tiled walls, underfloor heating.

**OUTSIDE:** The front of the property is approached by a pedestrian gate and patio pathway with two lawned areas of gardens to either side of the pathway with raised shrub beds and patio sun terrace adjoining the front of the property and good size sun deck. To the rear is a fully enclosed landscaped garden comprising of a good size patio sun terrace ideal for outside entertaining with a further raised patio sun terrace with pergola over, water feature, raised shrub garden with wooden sleepers, outside garden lighting and outside cold water tap, wooden pedestrian gate gives rear access and providing completely level access into the property. From the garden double glazed door with patterned glass to:

**UTILITY/WORKSHOP:** 5.49m x 2.62m (18'0" x 8'7") Formally the garage and now converted for excellent storage area with sink unit set into work surface with plumbing for automatic washing machine beneath, power and light connected.

**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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