



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		
		83
	69	
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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26 Green Close, Exmouth, EX8 3QD

GUIDE PRICE  
**£349,950**  
TENURE Freehold



A Semi Detached Family Home Located In A Popular Location Close To Schools And Range Of Amenities Offered For Sale With No Ongoing Chain

Lounge And Dining Room \* Kitchen/Breakfast Room \* Ground Floor Cloakroom/Wc \* Three First Floor Good Size Bedrooms \* Bathroom/Wc Private Rear Garden Backing Onto Cycle Track \* Gas Central Heating Double Glazed Windows \* Viewing Recommended



**26 Green Close, Exmouth, EX8 3QD**

**THE ACCOMMODATION COMPRISES:** Open entrance porch with courtesy light, uPVC front door with patterned glass inset to:

**RECEPTION HALL:** Radiator, telephone point, cupboard housing electric consumer unit and meter, dado rail, staircase to first floor landing with useful understairs storage cupboard beneath, radiator, glazed panel door to:

**LOUNGE/DINING ROOM:** 3.66m x 3.66m (12'0" x 12'0") With double glazed window to front aspect enjoying a pleasant open outlook to front aspect, feature stone fireplace with display mantels and display areas and housing living flame-effect coal gas fire standing on a stone hearth, radiator, archway to **DINING ROOM:** 3.94m x 3.58m (12'11" x 11'9") maximum measurement into doorway recess. Double glazed window to rear aspect, radiator, feature stone fire surround with wood mantel over, fitted shelving in wall recess.

**KITCHEN/BREAKFAST ROOM:** 4.27m x 4.27m (14'0" x 14'0") 'narrowing to 2.51m (8'3) Fitted range of patterned working surfaces with inset single drainer sink unit with cupboards and drawer units and appliance space beneath work surface, tiled surrounds, wall mounted cupboards, shelved larder style cupboard, feature ceiling arch, plumbing for automatic washing machine, three sets of double glazed windows overlooking the front and rear aspects, upright larder style cupboard, radiator, part-glazed door to rear lobby with access to **STORAGE CUPBOARD AND GROUND FLOOR CLOAKROOM/WC:** Fitted with WC, wall mounted cupboard, fully tiled walls, radiator and double glazed window with patterned glass.

From the rear lobby a part-glazed door gives access to:

**COVERED WALKWAY:** 3.05m x 1.3m (10'0" x 4'3") With double glazed doors giving access to front and rear gardens and leaded light windows to side aspect, fitted cupboards.

**FIRST FLOOR LANDING:** With dado rail, access to roof space, double glazed window to side aspect, linen cupboard also housing gas boiler for hot water and central heating.

**BEDROOM 1:** 3.66m x 3.4m (12'0" x 11'2") Fitted with a range of wardrobes incorporating a chest of drawer unit, radiator, double glazed window to front aspect enjoying an open outlook across the town with estuary and coastline glimpses, TV point.

**BEDROOM 2:** 3.63m x 3.05m (11'11" x 10'0") plus wall recess. With fitted shelving and storage cupboard, radiator, TV point, double glazed window to rear aspect.

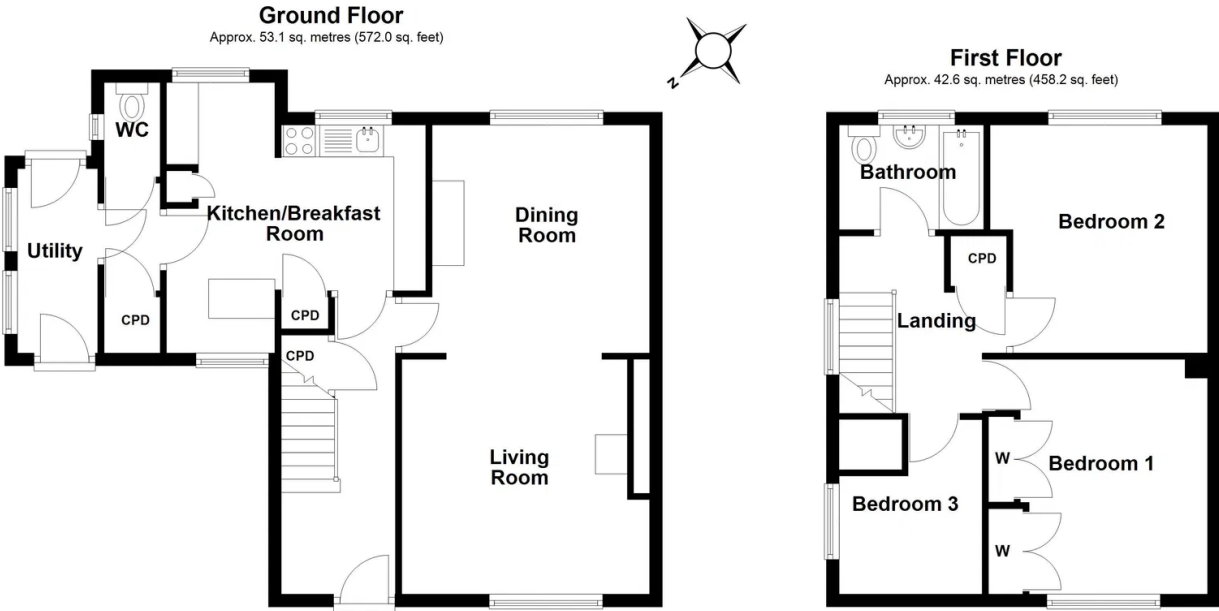
**BEDROOM 3:** 2.72m x 2.29m (8'11" x 7'6") Radiator, display surface over stairwell recess with shelving, radiator, double glazed window to side aspect.

**BATHROOM/WC:** 2.26m x 1.65m (7'5" x 5'5") Bath with Mira shower unit over, shower curtain and rail, vanity wash hand basin, WC, radiator, fully tiled walls, double glazed window with patterned glass.

**OUTSIDE:** The property is approached by a pedestrian gate and pathway which leads to the property, there is a good size lawned area of garden with privet hedging, raised patio sun terrace areas, the rear garden is a lovely feature of the property comprising of patio sun terrace areas ideal for outside entertaining, lawned area of garden, decorative stone garden area, substantial **TIMBER GARDEN SHED**, rear pedestrian gate to further garden area. The rear garden enjoys a high degree of privacy and seclusion backing onto the cycle track. Outside garden lighting.

**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:**



Total area: approx. 95.7 sq. metres (1030.2 sq. feet)