



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		
England & Wales	EU Directive 2002/91/EC	

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46 Foxholes Hill, Exmouth, EX8 2DQ

OFFERS OVER:
£1,000,000
TENURE Freehold



A Rare Opportunity To Purchase A Beautifully Presented Detached Residence Enjoying An Envious Location With Magnificent Uninterrupted Coastal Views, Landscaped Gardens And Garage

Spacious Open-Plan Lounge/Dining Room And Sitting Room * Well Appointed Kitchen/Breakfast Room With Access To Cellar Storage Rooms Including Utility Room Bath/Shower Room/Wc * Shower Room/WC * Cloakroom/Wc * Two First Floor Double Bedrooms – Main Bedroom With Walk-In Wardrobe/Dressing Room And Dressing Area Second Floor Galleried Landing Area * Two Further Bedrooms – Both With En-Suite Shower Room/Wc's * Beautifully Landscaped Gardens * Ample Parking * Garage

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Pennys are delighted to offer for sale this beautifully presented and deceptively spacious detached residence, enjoying the most stunning uninterrupted views over Orcombe Point, sea and coastline beyond. The split-level design ensures the wonderful views are enjoyed from the main principal rooms. Outside there are beautifully maintained and landscaped gardens, planned for ease of maintenance in mind, ample parking offered by a good size driveway and garage. Properties in this location with such magnificent views rarely come onto the market therefore viewing is strongly recommend.

THE ACCOMMODATION COMPRISES: A glazed panelled front door to:

ENTRANCE PORCH: 2.13m x 1.22m (7'0" x 4'0") With tiled floor, ceiling lighting, inner door with patterned glass to:

RECEPTION HALL: With stairs leading to both first floor and to the ground floor living accommodation, radiator with display shelf over. Door to:

LOWER HALLWAY: Radiator, understairs storage cupboard. Doors to:

CLOAKROOM/WC: Re-fitted and comprising of wash hand basin set in display surface with cabinet beneath and tiled splashback, WC with concealed cistern and push button flush with display shelf over, radiator, window with patterned glass.

BATH/SHOWER ROOM/WC: 3.05m x 2.41m (10'0" x 7'11") plus doorway recess. Stylish suite comprising of bath with mixer tap and detachable shower head hose with tiled splashback surround, wash hand basin set in matching display surface with splashback, fitted mirror, cabinets and shelving unit over, display lighting, drawer units beneath, WC with concealed cistern and push button flush, chrome heated towel rail, double glazed window to front aspect, tiled flooring, shower cubicle with shower splash screen door, fixed rainfall shower head hose and detachable shower head hose, attractively tiled with led lighting and ceiling extractor fan over, underfloor heating.

SHOWER ROOM/WC: 10' x 5'7 With ease of access double width shower cubicle with shower splash screen walls, wash hand basin set in display surface with cabinet and WC with concealed cistern beneath with push button flush, chrome heated towel rail, shaver socket, mirror fronted medicine cabinet, double glazed window with patterned glass.

LOBBY AREA: Double glazed window to front aspect. Radiator, access to understairs store room with clothes rail and eaves storage space, open tread staircase leading to internal access to garage.

OPEN-PLAN LOUNGE/DINING ROOM/SITTING ROOM:

LOUNGE/DINING AREA: 6.35m x 4.22m (20'10" x 13'10") A spacious bright room with double glazed window with uninterrupted sea views, attractive fire surround with matching hearth having living flame coal gas fire, two radiators, TV point, opening to:

SITTING ROOM: 3.45m x 3.56m (11'4" x 11'8") A lovely area providing a tranquil sitting area with sliding double glazed patio doors onto the sun terrace and double glazed windows gaining magnificent views to Orcombe Point to side and uninterrupted sea views, electric wall heater.

KITCHEN/BREAKFAST ROOM: 7.92m x 3.05m (26'0" x 10'0") widening to 3.73m (12'3") in breakfast area. A spacious room fitted with wide range of patterned worktops with matching splashbacks, inset 'Franke' one and a half bowl sink unit with mixer tap with instant boiling Quooker tap, with range of cupboards, drawer units, refuse drawer beneath, inset 'Siemens' induction hob with extractor hood over, range of wall mounted cupboards with concealed lighting beneath, island unit with cupboards and drawer units beneath, built-in oven and microwave with cupboards and drawer units above and below, carousel larder unit, built-in good size storage unit, timer control for central heating, recessed ceiling led spotlighting, double glazed window to side aspect, ceiling arch to breakfast room area with double glazed window and sliding double glazed patio doors opening onto the rear garden and gaining wonderful coastal views, tiled floor with underfloor heating. Door to:

SIDE LOBBY AREA: With access to shelved larder cupboard, door to outside and door to:

CELLAR AREA: The first cellar is fitted as **UTILITY ROOM:** 4.57m x 2.72m (15'0" x 8'11") Fitted with double drainer sink unit with adjoining worktop, plumbing for automatic washing machine and dishwasher space beneath, storage cupboards, wall mounted 'Vaillant' boiler for hot water and central heating, electric consumer unit, door to:

FURTHER CELLAR AREAS: Another useful area fitted with range of storage cupboards, power and light connected, door to outside.

FIRST FLOOR LANDING AREA: Radiator, linen cupboard with slatted shelving and radiator, turning staircase rising to second floor.

BEDROOM 1: 4.27m x 3.05m (14'0" x 10'0") With built-in wardrobes having storage cupboards over, stylish upright radiator, TV point, range of wall mounted cupboards, sliding double glazed patio doors opening onto: **SUN BALCONY:** Offering uninterrupted views over Orcombe Point, the sea and coastline. Archway to: **SMALL DRESSING AREA:** 1.35m x 1.75m (4'5" x 5'9") With built-in floor to ceiling wardrobes with cupboards over, dressing table area, double glazed window with patterned glass, door to:

EN-SUITE WALK-IN WARDROBE/DRESSING ROOM: 2.67m x 2.44m (8'9" x 8'0") A wonderful area with quality range of built-in wardrobes with dual clothes rail, shelving, three sets of chest of drawer units, dressing table area, double glazed window to rear aspect, again enjoying uninterrupted coastal views, TV point, telephone point, radiator.

BEDROOM 2: 4.22m x 3.2m (13'10" x 10'6") A versatile room, currently used as an office with built-in wardrobes and storage cupboards, radiator, double glazed window enjoying stunning coastal views.

SECOND FLOOR GALLERIED STYLE LANDING AREA: Double glazed velux windows to front and rear aspects with views, access to eaves storage space.

BEDROOM 3: 3.89m x 3.02m (12'9" x 9'11") excluding doorway recess and dormer window recess. Two sets of double glazed velux windows with fitted blinds, gaining magnificent uninterrupted views of Orcombe Point, sea and coastline beyond, eaves storage space. **WALK-IN WARDROBE AREA:** 3.02m x 1.57m (9'11" x 5'2") With access to eaves storage space, light and double glazed velux window with fitted blind, TV point.

VANITY/SHOWER ROOM/WC: 10'7 x 5'9 With ease of access shower cubicle, wash hand basin, WC with concealed cistern and push button flush, electric heater, shaver socket, double glazed velux window, tiled floor, access to eaves storage.

BEDROOM 4: 3.1m x 2.82m (10'2" x 9'3") Four sets of double glazed windows, all with fitted blinds, to rear aspect and enjoying coastal views, fitted cupboard with shelving unit over, TV point.

EN-SUITE SHOWER ROOM/WC: 2.34m x 2.84m (7'8" x 9'4") Fitted with modern suite comprising good size tiled shower cubicle with sliding shower splash screen door, vanity style wash hand basin with cabinet beneath, WC with concealed cistern and push button flush, electric wall heater, double glazed velux window with fitted blind to front aspect, tiled flooring, recessed ceiling led spotlighting with ceiling extractor fan.

OUTSIDE: Located in a quiet cul-de-sac, approached by a good size driveway providing parking for numerous cars with landscaped front garden with decorative stone garden areas and patio pathway leading down to the property. The driveway leads to an adjoining GARAGE. A gate and side pathway with outside lighting gives access through to the rear garden, which again has been beautifully landscaped and planned with ease of maintenance in mind with a good size patio sun terrace adjoining the rear of the property which provides a wonderful outside entertaining area with views over the sea and coastline also providing access to side pathway area with door giving access to the cellar. Outside power sockets and lighting. Good size decorative stone garden area with feature raised shrub bed, with further steps leading down to additional area with patio pathway and gate giving direct access to the coastal path and decorative stone garden area with mature shrubs.

GARAGE: 5.16m x 2.9m (16'11" x 9'6") Electric roller door, newly installed consumer unit, double glazed window, power and light connected.