



Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

48 Canterbury Way, Exmouth, EX8 5QQ

OFFERS OVER
£650,000
TENURE Freehold



A Most Spacious Detached House Which Has Been Significantly Improved Enjoying Extended Living Accommodation With Ample Parking, Double Garage And Beautiful Private Rear Garden With Summerhouse And Workshop

Reception Hall * Refitted Cloakroom/Wc * Through Lounge * Extended Dining/Sitting Room * Refitted Kitchen/Breakfast Room * Sun Lounge/Utility Area * Four First Floor Double Bedrooms – Main Bedroom With Refitted En-Suite Bathroom/Wc * Stylish Bathroom Suite * Gas Central Heating * Upvc Double Glazed Windows * Viewing Recommended * No Ongoing Chain

48 Canterbury Way, Exmouth, EX8 5QQ

THE ACCOMMODATION COMPRISES: Entrance canopy with outside light with composite front door giving access to:

RECEPTION HALL: With radiator, recessed spotlighting, staircase rising to first floor landing with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: Refitted, comprising of a vanity wash hand basin with mirror fronted medicine cabinet above with display lighting, WC with concealed cistern and push button flush, splashback walls, radiator, uPVC double glazed window with patterned glass.

LOUNGE: 5.54m x 3.89m (18'2" x 12'9") measurement excluding the uPVC double glazed square bay window which overlooks the front aspect. Spacious bright through room with double glazed picture windows and double doors opening onto the rear garden, feature fire surround with matching hearth housing living flame-effect coal gas fire, two radiators, ceiling light, TV point, additional recessed ceiling display lighting.

DINING/SITTING ROOM: 6.1m x 3.76m (20'0" x 12'4") An extended room with uPVC double glazed windows overlooking the rear garden and double glazed uPVC double glazed door giving access to the rear garden, radiator, recessed ceiling spotlighting, glazed panelled door to:

KITCHEN/BREAKFAST ROOM: 5.54m x 2.95m (18'2" x 9'8") (Also accessed from the reception hall). A spacious stylish room comprising of a range of patterned work surfaces with cupboards, drawer units, integrated fridge and freezer, dishwasher beneath work surfaces, inset stainless steel sink unit with mixer tap, inset four ring gas hob with stainless steel chimney style extractor hood over with light, built-in oven and grill, range of wall mounted cupboards with concealed lighting beneath, radiator with display surface over, two upright shelved larder/storage cupboards, fully tiled walls, recessed ceiling spotlighting, door giving direct access to the garage and uPVC double glazed door with picture windows to:

UTILITY/SUN LOUNGE: 2.44m x 1.52m (8'0" x 5'0") A useful area with radiator, upright shelved larder style cupboard, recessed ceiling spotlighting, uPVC double glazed windows and double glazed door giving access to the rear garden.

FIRST FLOOR LANDING: With good size access to roof space with loft ladder, radiator, double glazed window to front aspect, linen cupboard with slatted shelving and electric heater.

BEDROOM 1: 5.36m x 4.93m (17'7" x 16'2") narrowing to 3.05m (10') A bright spacious dual aspect main bedroom, fitted with a range of quality bedroom furniture to include floor to ceiling bespoke design bedroom furniture to include fitted wardrobes with dual clothes rail, chest of drawer unit and two bedside tables, further wardrobe with folding door, clothes rail and shelf, radiator, double glazed windows to front and side aspect enjoying a pleasant open outlook.

EN-SUITE BATHROOM/WC: 2.13m x 1.65m (7'0" x 5'5") Refitted to comprise, bath with Mira shower unit, shower splash screen and hand rail, wash hand basin set in display surface with cupboards and WC with concealed cistern beneath, chrome heated towel rail, splashback walls, two mirror fronted medicine cabinets with display lighting, ceiling extractor light, recessed ceiling spotlighting, uPVC double glazed window with patterned glass.

BEDROOM 2: 5.54m x 3.94m (18'2" x 12'11") A stunning room, formally two bedrooms and now providing a versatile bedroom or sitting room with uPVC double glazed window to front aspect, uPVC double glazed Juliette style balcony overlooking the rear garden, bespoke design shelving unit, floor to ceiling shelving unit, TV point, radiator, additional recessed ceiling spotlighting.

BEDROOM 3: 3.66m x 3.05m (12'0" x 10'0") uPVC double glazed window to rear aspect, radiator, built-in wardrobe with clothes rail and shelf.

BEDROOM 4: 3.35m x 3.35m (11'0" x 11'0") including doorway recess x 3.05m (10') Another double bedroom with radiator, built-in wardrobes, clothes rail and shelf, uPVC double glazed window to rear aspect.

SHOWER ROOM/WC: 2.36m x 1.91m (7'9" x 6'3") Stylishly refitted with a large shower area with splashback walls, shower splash screens, Mira shower unit, fitted mirror, wash hand basin set in display surface with cupboards and WC beneath with push button flush, large mirror over with display lighting and cupboards, uPVC double glazed window with patterned glass, recessed ceiling led spotlighting.

OUTSIDE: The property is set back from the road with a large attractive lawned front garden with well stocked shrub beds, long double width driveway with parking for numerous cars leading to an integral garage. Side gate and pathway with outside courtesy light gives access through to the rear garden. The rear garden is a wonderful feature of the property being landscaped offering an abundance of colour from a wide range of flower and shrub beds with good size patio sun terrace area, ideal for outside entertaining with various decorative stone garden areas, SUMMERHOUSE: 3.51m x 3.48m (11'6" x 11'5") Accessed via uPVC double glazed double doors with power and light connected and matching uPVC double glazed windows, an excellent area for hobbies room/home office with power and light connected, further WORKSHOP: 3.43m x 2.21m (11'3" x 7'3") With power and light connected, two sets of windows. The garden offers a high degree of privacy and seclusion backing onto Knappe Cross woods, therefore enjoying a lovely tree lined outlook.

GARAGE: 5.18m x 5.08m (17'0" x 16'8") Electric roller door, uPVC double glazed window, power and light connected. Fitted with a utility area comprising of worktop comprising inset one a quarter bowl single drainer sink unit, plumbing for automatic washing machine, gas boiler for hot water and central heating, electric consumer unit. Door giving direct access into the property.

SEPARATE FLOOR PLAN: