



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)		
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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20 Gloucester Road, Exmouth, EX8 5QR

GUIDE PRICE  
**£425,000**  
TENURE Freehold



A Detached Four Bedroom Home Enjoying A Good Size Garden, Ample Parking And Garage

Double Glazed Windows \* Gas Central Heating \* Reception Hall \* Spacious Lounge \* Good Size Kitchen/Dining Room \* Ground Floor Cloakroom/Wc Four First Floor Bedrooms \* En-Suite Shower Room/Wc \* Main Bathroom Suite \* Favoured Location \* No Ongoing Chain



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**THE ACCOMMODATION COMPRISES:** Entrance canopy with uPVC arched double glazed pattern window inset to:

**RECEPTION HALL:** With tiled floor, radiator housed in feature radiator cover, stairs rising to first floor landing with useful understairs storage cupboard beneath.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with space saver wash hand basin with splashback, WC with push button flush, radiator housed in feature radiator cover, uPVC double glazed window with patterned glass, tiled floor.

**LOUNGE/DINING ROOM:** 5.66m x 3.45m (18'7" x 11'4") A bright spacious room with double glazed window overlooking the rear garden, double glazed double doors opening onto the rear garden, two radiator, TV point.

**KITCHEN/DINING ROOM:** 5.66m x 3.94m (18'7" x 12'11") into wall recess, excluding the double glazed square bay window overlooking the front aspect. A spacious room with further uPVC double glazed window also overlooking the front aspect, fitted with a range of wood-effect worktops with ceramic one and a half bowl single drainer sink unit with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine, dryer and dishwasher space beneath the worktops, inset electric hob with stainless steel chimney style extractor hood over, built-in oven and grill with cupboards above and below, wall mounted cupboards – one housing a Glowworm gas boiler for hot water and central heating, integrated fridge/freezer, ceiling spotlighting, radiator.

**FIRST FLOOR LANDING:** Access to roof space, linen cupboard with slatted shelving.

**BEDROOM 1:** 3.1m x 2.92m (10'2" x 9'7") With built-in wardrobe with mirror fronted sliding doors, dado rail, radiator, double glazed window to front aspect, TV point.

**EN-SUITE SHOWER ROOM/WC:** Fitted with shower cubicle, with shower unit and folding shower splash screen door, pedestal wash hand basin with tiled splashback, fitted mirror with light over, shaver socket, WC with push button flush, radiator, double glazed window with patterned glass.

**BEDROOM 2:** 3.45m x 2.84m (11'4" x 9'4") Radiator, built-in wardrobe, TV point, double glazed window to rear aspect.

**BEDROOM 3:** 3.07m x 2.08m (10'1" x 6'10") maximum overall measurement. With built-in wardrobe, radiator, dado rail, TV point, double glazed window to front aspect.

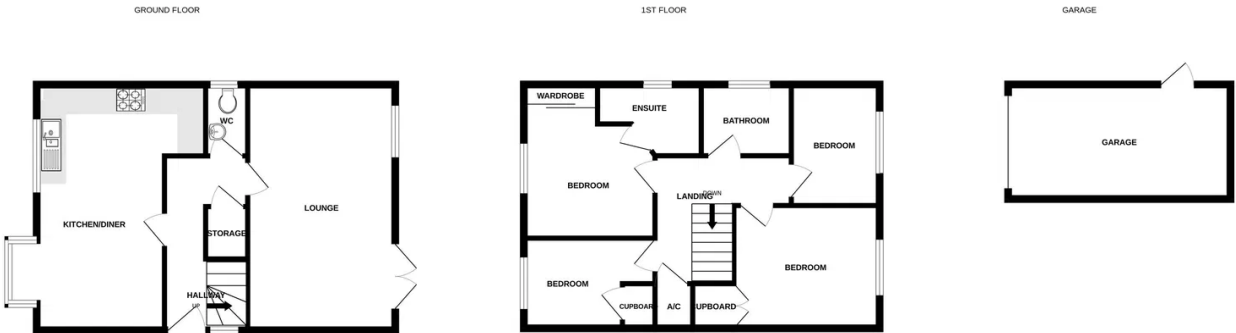
**BEDROOM 4:** 2.69m x 2.06m (8'10" x 6'9") Radiator, TV point, double glazed window to rear aspect.

**FAMILY BATHROOM/WC:** 2.06m x 1.65m (6'9" x 5'5") Comprising bath with Mira shower unit over, folding shower splash screen, pedestal wash hand basin, WC with push button flush, tiling to splash prone areas, chrome heated towel rail, wall light, double glazed window with patterned glass.

**OUTSIDE:** The property enjoys a tucked away location in a favoured area and is approached via a large driveway and turning area offering parking for numerous cars and leading to single GARAGE. Lawned area of front garden, gate and pathway giving access through to the rear garden. The rear garden is of generous size, laid to lawn, fully enclosed and enjoying a sunny Southerly aspect with sun terrace area, two palm trees, SUMMERHOUSE, outside lighting.

**GARAGE:** 5.11m x 2.72m (16'9" x 8'11") Up and over door, power and light connected, uPVC door giving direct to access into the garden.

**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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