



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	73	
(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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20 Hollymount Close, Exmouth, EX8 5PQ

GUIDE PRICE
£275,000
TENURE Freehold



A Beautifully Presented End Of Terrace House Enjoying Generously Size Corner Position With Lovely Gardens, Driveway And Garage

Entrance Porch * Spacious Lounge/Dining Room * Newly Fitted Kitchen/Breakfast Room * Two First Floor Double Bedrooms * Stylish Modern Shower Room/Wc * Gas Central Heating * Upvc Double Glazed Windows
Viewing Strongly Recommended * No Ongoing Chain

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door with patterned glass to:

ENTRANCE PORCH: 1.5m x 1.17m (4'11" x 3'10") With wood effect flooring, two fitted cupboards one housing electric fuse box, uPVC double glazed window with patterned glass, door to:

LOUNGE/DINING ROOM: 5.77m x 3.78m (18'11" x 12'5") A spacious room with uPVC double glazed window enjoying a pleasant open front outlook, radiator, TV point, stairs rising to first floor landing with useful understairs storage cupboard beneath, wood-effect flooring.

KITCHEN/BREAKFAST ROOM: 3.78m x 2.46m (12'5" x 8'1") Newly fitted and stylish kitchen with fitted range of patterned worktops with matching splashbacks with cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath worktops, inset single drainer sink unit with mixer tap, range of wall mounted cupboards – one housing the Worcester gas boiler for hot water and central heating, Cookmaster gas and electric oven with glass splashback and matching chimney style extractor hood over with light, upright shelved cupboard, radiator, uPVC double glazed window overlooking the rear garden, uPVC double glazed door giving access to the rear garden.

FIRST FLOOR LANDING: Access via loft ladder to roof space, wood-effect flooring.

BEDROOM 1: 3.78m x 3.15m (12'5" x 10'4") A lovely main bedroom with uPVC double glazed window enjoying a pleasant open outlook to front aspect, radiator, TV point, newly carpeted.

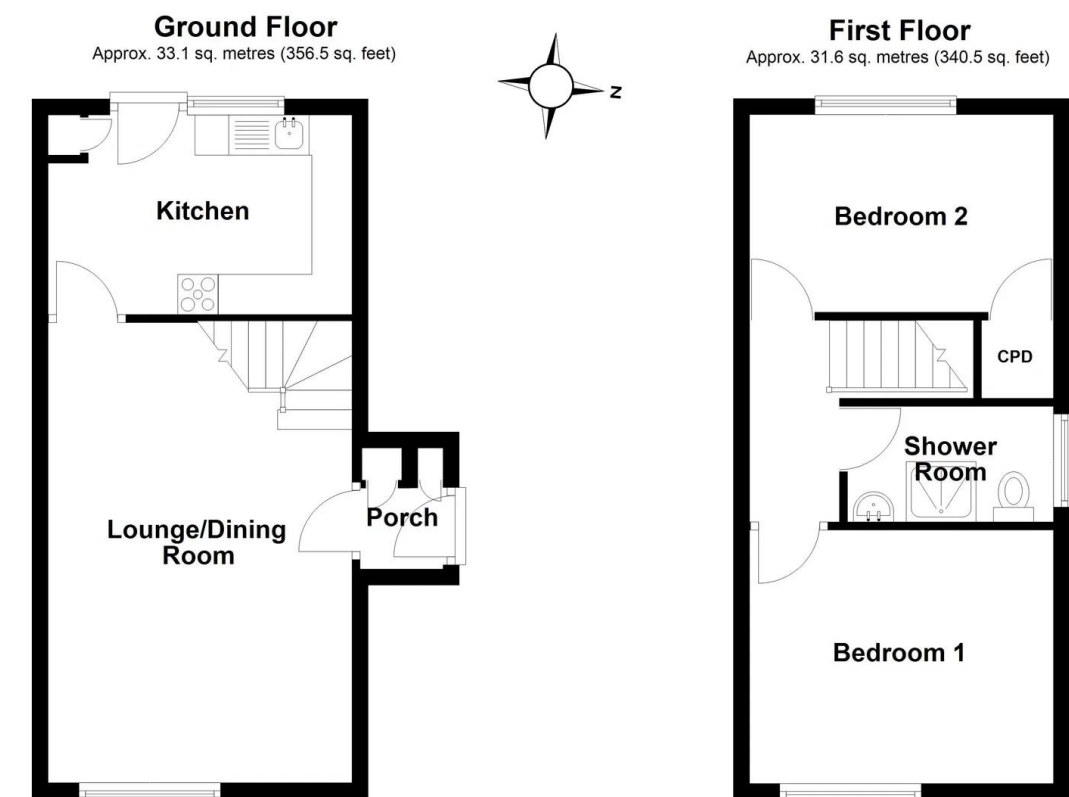
BEDROOM 2: 3.78m x 2.49m (12'5" x 8'2") Another good size double bedroom with TV point, radiator, airing cupboard housing water cylinder with slatted shelving, newly carpeted, uPVC double glazing to rear aspect.

SHOWER ROOM/WC: 2.59m x 1.42m (8'6" x 4'8") Stylishly fitted comprising of shower cubicle with folding splashback door, Mira shower unit, vanity wash hand basin with fitted mirror over, WC with concealed cistern, push button flush with display surface over, chrome heated towel rail, wood-effect flooring, fully tiled walls, uPVC double glazed window with patterned glass.

OUTSIDE: The property enjoys an impressive corner position in a favoured and convenient location, approached by a pedestrian gate and stepped pathway that leads to the property. The front garden is generous in size, laid to lawn with privet hedging and colourful shrub beds, wooden side gate gives access through to the rear garden, with a raised decorative stone flower bed. The rear garden is a lovely feature of the property and enjoys a sunny Southerly aspect, enclosed by modern timber fencing comprising two lawned areas of garden, feature decorative stone areas, timber garden shed, patio sun terrace providing ideal area of outside entertaining with electric sun canopy over, colourful flower and shrub beds, outside water tap. From the garden there is a pedestrian gate which gives access to the property's driveway and GARAGE, which is located directly to the rear of the property.

GARAGE: 5.44m x 2.74m (17'10" x 9'0") With electric up and over door, power and light connected, window to rear aspect and uPVC double glazed door with patterned glass giving direct access into the rear garden.

FLOOR PLAN:



Total area: approx. 64.7 sq. metres (696.9 sq. feet)