



Awaiting EPC

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14 Raddenstile Lane, Exmouth, EX8
2JH

GUIDE PRICE

£450,000

TENURE Freehold



**A Highly Individual Detached Coach House Offering A Wealth Of
Character And Charm, Coupled With Stylish High Quality
Accommodation**

Entrance Hall * Spacious Ground Floor Shower/Utility Room/Wc * Attractive Living Room
Stylish High Quality Open Plan Kitchen/Breakfast/Dining Room * Three/Four First Floor
Bedrooms * Quality First Floor Bathroom Suite * Attractive Garden Planned With
Entertaining In Mind With Timber Lodge/Bar * Gas Central Heating * Double Glazed
Windows * Viewing Highly Recommended

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE HALL: A fine entrance to the property with radiator housed in feature radiator cover, feature solid wood wall and seating area with storage beneath. Door to:

SITTING ROOM: 5.08m x 4.06m (16'8" x 13'4") A most charming room with wood effect flooring, sealed unit double glazed bi-fold doors opening onto the enclosed garden, radiator with shelf over, TV point, staircase rising to first floor landing with useful understairs storage cupboard beneath.

OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM: 4.88m x 4.75m (16'0" x 15'7") A stunning room in the real hub of the house comprising of patterned work surfaces with matching splashbacks, island breakfast bar unit with drawer units beneath, with inset single drainer sink unit with range of cupboards and drawer units, integrated dishwasher, pull out refuse drawer beneath working surfaces, range of matching wall mounted cupboards with concealed lighting beneath, Hotpoint five-ring oven with pattern glass splashback and extractor hood over, two pull out larder style cupboards, space for American style fridge/freezer with plumbed water behind, recessed ceiling led spotlighting, wood-effect TV point, wood-effect flooring, uPVC double glazed windows to side and front aspects. From the entrance hall, door to:

GROUND FLOOR SHOWER ROOM/UTILITY ROOM/WC: 3.3m x 2.62m (10'10" x 8'7") Fitted with a ease of access shower cubicle incorporating drying area, coloured splashback walls, splash screen, fixed rainfall shower head hose and detachable shower head hose, belfast style sink unit with chrome mixer tap with adjoining worktop and plumbing for automatic washing machine beneath, fitted cupboards, WC with push button flush, radiator, chrome heated towel rail, wall mounted Worcester gas boiler for hot water and central heating, extractor fan, uPVC double glazed window with frosted glass, recessed ceiling spotlighting, extensively and attractively tiled walls with colour co-ordinated wood laminated flooring.

FIRST FLOOR LANDING: Galleried landing with feature sloping ceiling and recessed ceiling spotlighting, radiator, uPVC double glazed window with frosted glass, plus velux window allowing an abundance of light into the property, linen cupboard housing electric consumer unit.

BEDROOM 1: 4.85m x 2.87m (15'11" x 9'5") With TV point, uPVC double glazed windows to front and side aspects, radiator.

BEDROOM 2: 3.15m x 3.12m (10'4" x 10'3") With feature ceiling beam, part sloping ceiling, TV point, radiator, uPVC double glazed window to front aspect.

BEDROOM 3: 3.15m x 2.44m (10'4" x 8'0") uPVC double glazed window to side aspect, radiator, TV point, ceiling beam and part sloping ceiling.

BEDROOM 4/SITTING ROOM/STUDY: 2.69m x 1.83m (8'10" x 6'0") Radiator, uPVC double glazed window to side aspect.

BATHROOM/WC: 3.23m x 1.96m (10'7" x 6'5") Stylish and spacious suite with bath having splash screen and shower unit over set in attractive tiled surround, contemporary style wash hand basin with mixer tap and drawer units beneath, matching tiled splashback and fitted mirror with integrated light over, WC, radiator, chrome heated towel rail, recessed ceiling spotlighting, double glazed velux window, colour co-ordinated tiled flooring.

OUTSIDE: The property is approached by a pedestrian gate to an enclosed patio area with access to the front door. Double wooden gates, also the front of the property, give access to a beautifully planned and landscaped garden designed with entertaining in mind and enjoying a raised decked sun terrace, block paved patio and stones, timber garden shed, outside cold water tap and lighting. From the garden there is a substantial timber lodge.

TIMBER LODGE: 4.27m x 2.29m (14'0" x 7'6") Accessed via uPVC double glazed double doors, TV point, bar area, power and light connected.

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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