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29 Byron Way, Exmouth, EX8 5SE

GUIDE PRICE  
**£595,000**  
TENURE Freehold



**A Beautifully Presented, Extended And Much Improved Detached Family Home With Large Self-Contained Annexe With Landscaped Gardens, Ample Parking And Located In A Favoured Area**

Reception Hall \* Attractive Lounge \* Stunning Open-Plan Extended Kitchen/Breakfast/Dining Room \* Utility Room \* Four First Floor Bedrooms (Two With Stylish En-Suite Shower Room/Wc's) \* Main Modern Bathroom Suite \* **Large Adjoining Annexe** \* Beautifully Maintained With Spacious Lounge/Dining Room \* Modern Kitchen/Breakfast Room \* Double Bedroom And Modern En-Suite Shower Room/Wc  
Ample Parking \* Lovely Gardens



**29 Byron Way, Exmouth, EX8 5SE**

Pennys are delighted to offer for sale this stunning detached family home with a spacious adjoining annexe. The main house has been extended and refurbished in recent years and provides wonderful living accommodation. The annexe provides a spacious and separate living accommodation that can be accessed by its own private entrance or an interconnecting door into the main property. The annexe like the main house has been refurbished in recent years and provides a stylish separate living space ideally for elderly relatives/extended family. Those looking for a lovely home with an annexe should view at their earliest convenience to appreciate the high quality accommodation on offer.

**THE ACCOMMODATION COMPRISES:** Outside courtesy light with front door with glass panelled window inset to:

**RECEPTION HALL:** Radiator with display shelf over, staircase rising to first floor landing, door to the annexe.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with wash hand basin with splashback, WC with push button flush, radiator, double glazed window with patterned glass.

**LOUNGE:** 4.01m x 3.73m (13'2" x 12'3") A charming room with wooden fire surround housing living flame gas fire standing on marble hearth with matching inset, TV point, radiator, access to understairs storage cupboard, double glazed window to front aspect, archway through to:

**OPEN-PLAN KITCHEN/BREAKFAST/DINING ROOM:** 5.61m x 4.72m (18'5" x 15'6") A stunning open-plan stylish room with a fitted range of gloss finished patterned working surfaces with matching splashbacks, which incorporates a large breakfast bar area, with inset single drainer one and a half bowl sink unit with mixer tap, wide range of stylish cupboards, deep drawer units and wine cooler beneath worktops, integrated dishwasher, integrated fridge and freezer, inset five ring gas hob with glass splashback and stainless steel chimney style extractor over with light, wall mounted cupboards with concealed lighting beneath, built-in double oven, recessed ceiling led spotlighting in kitchen and breakfast area, radiator, lantern window allowing an abundance of light, two radiators, feature wood-effect flooring, sliding uPVC double glazed patio doors opening onto the rear garden, sliding door to:

**UTILITY ROOM:** 1.91m x 1.37m (6'3" x 4'6") With gloss finished patterned work top, plumbing for automatic washing machine, further appliance space and cupboard beneath, uPVC double glazed window, recessed ceiling led spotlighting, extractor fan, wood-effect flooring.

**FIRST FLOOR LANDING:** Access to roof space. Airing cupboard housing water cylinder.

**BEDROOM 1:** 4.5m x 2.49m (14'9" x 8'2") Radiator, uPVC double glazed window to front aspect.

**EN-SUITE SHOWER ROOM/WC:** 3m x 2.97m (9'10" x 9'9") overall measurement. A most spacious and stylish modern suite with stylish double width shower cubicle with fixed rainfall shower head hose and detachable shower head hose, shower splash screen, vanity wash hand basin with fitted mirror over and light, matching splashback surround, WC with push button flush, chrome heated towel rail, access to eaves storage space, recessed led spotlighting and extractor fan, uPVC double glazed window with patterned glass.

**BEDROOM 2:** 4.01m x 2.69m (13'2" x 8'10") With built-in floor to ceiling wardrobes, radiator, double glazed window to front aspect.

**EN-SUITE SHOWER ROOM/WC:** 2.97m x 1.98m (9'9" x 6'6") A stylish spacious en-suite with large ease of access shower tray with shower splash screen, shower unit, attractive tiled surrounds, attractive tiling to splash prone areas, wash hand basin set in display surface with cupboards, WC with concealed cistern and push button flush beneath, matching tiled surround, fitted mirror with integrated light over the sink unit, chrome heated towel rail, double glazed window, recessed ceiling led spotlighting, ceiling extractor fan and linen cupboard.

**BEDROOM 3:** 2.77m x 2.67m (9'1" x 8'9") plus wall recess, ideal for a fitted wardrobe. Radiator, and double glazed window to rear aspect. Gas boiler in concealed cupboard for hot water and central heating.

**BEDROOM 4:** 2.49m x 3.05m (8'2" x 10'0") Radiator, built-in wardrobe, access via loft ladder to roof space, radiator, uPVC double glazed to rear aspect.

**FAMILY BATHROOM/WC:** 2.01m x 1.88m (6'7" x 6'2") Modern suite with bath with shower attachment, shower splash screen, vanity style wash hand basin comprising of sink unit with two drawer units beneath, fitted mirror with light over, WC with push button flush, attractive tiling to splash prone areas, ceiling extractor fan double glazed window with patterned glass.

**ANNEXE**

A most spacious annexe that enjoys its own separate access along with an interconnecting door into the main house. Own private uPVC double glazed front door through to:

**LOUNGE/DINING ROOM:** 4.14m x 4.06m (13'7" x 13'4") A lovely size room with radiator, TV point, uPVC double glazed window to front aspect.

**KITCHEN/BREAKFAST ROOM:** 5.38m x 2.46m (17'8" x 8'1") A spacious modern room fitted with a range of patterned work surfaces with matching splashbacks with inset one and a half bowl single drainer sink unit with cupboards and drawer units, plumbing for automatic washing machine beneath, inset electric hob with glass splashback, wall mounted oven, upright larder style cupboard, recessed ceiling led lighting, space for upright fridge/freezer, radiator, electric consumer unit, uPVC double glazed window to front aspect.

**BEDROOM:** 3.56m x 3.33m (11'8" x 10'11") overall measurement. A dual aspect room with uPVC double glazed window to rear and side aspects, radiator.

**EN-SUITE SHOWER ROOM/WC:** 1.8m x 1.63m (5'11" x 5'4") overall measurement. A most stylish and modern suite comprising of a large ease of access shower cubicle with shower unit and shower splash screen, shower unit with fixed rainfall shower head hose and detachable shower head hose, wash hand basin set in display surface with tiled splashbacks and cupboards, WC with concealed cistern with push button flush beneath, chrome heated towel rail, double glazed window with patterned glass, fitted wall mirror with integrated light, recessed ceiling led spotlighting, ceiling extractor fan.

**OUTSIDE:** The property enjoys a lovely position in this favoured area approached via a long block paved driveway leading to a parking area, providing parking for numerous cars. There is a lawned front garden together with a decorative stone garden area and raised patio sun terrace providing a lovely seating area. A block paved pathway leads to the front door along the front of the property. A wooden side gate and patio pathway gives private access to the annexe and through to the rear garden with outside lighting. The rear garden is beautifully landscaped and offers a high degree of privacy and seclusion comprising of a patio area with outside lighting stretching the width of the property and leading through to a further side garden with decorative stones and with outside power supply. From the rear patio area a few steps rise to a level lawned garden, further patio sun terrace and good size decked sun terrace area providing a lovely area for outside entertaining. There is outside lighting and outside tap and power supply.

**SEPARATE FLOOR PLAN:**