



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.

18 Colvin Close, Exmouth, EX8 2HN

GUIDE PRICE  
**£675,000**  
TENURE Freehold



**A Most Spacious Detached House Enjoying An Envious Cul-De-Sac Location In A Highly Regarded Area Offering Spacious And Extended Accommodation Which Has Been Significantly Modernised And Offering Further Scope For Remodelling/Refurbishment**

Impressive Approach Via Long Driveway \* Garage And Carport \* Large Front And Rear Gardens \* Entrance Porch And Reception Hall \* Lounge With Wood Burner Stove Kitchen \* Dining Room \* Family Room \* Ground Floor Bedroom Four \* Ground Floor Stylish Shower Room/Wc \* Three Good Size First Floor Bedrooms \* First Floor Bathroom And Separate Wc \* Viewing Strongly Recommended



## 18 Colvin Close, Exmouth, EX8 2HN

Pennys are delighted to offer for sale this most spacious detached house which has been refurbished in recent years to include uPVC double glazed windows, installation of modern gas boiler for hot water and central heating. The current owners have had plans drawn to create the kitchen and dining room into a spacious open-plan room if required. Commanding an impressive position with large gardens, ample parking, garage and carport, viewing is strongly recommended.

**THE ACCOMMODATION COMPRISES:** Arched open entrance porch with courtesy light and tiled floor, uPVC front door with patterned glass window inset to:

**ENTRANCE PORCH:** Tiled floor, uPVC double glazed window, inner glazed door to:

**RECEPTION HALL:** A fine entrance to the property with stripped wood flooring, feature pine panelled wall to dado rail height, radiator, recessed ceiling spotlighting, turning staircase rising to first floor landing with uPVC double glazed picture window with patterned glass and useful understairs storage cupboard beneath staircase.

**LOUNGE:** 5.44m x 3.63m (17'10" x 11'11") A charming dual aspect room with stripped wood flooring, log burner stove set into wall recess, radiator, stylish upright radiator, uPVC double glazed windows to front and side aspects.

**KITCHEN:** 5.46m x 2.97m (17'11" x 9'9") There are full plans available for the kitchen to be extended through to the dining room, which could provide a stunning open space. The kitchen is currently fitted with a range of worktops with cupboards and drawer units, plumbing for automatic washing machine, dishwasher space beneath with tiled surrounds and inset double bowl single drainer sink unit, wall mounted cupboards, electric hob set into work surface with extractor hood over, built-in oven with cupboards both above and below, radiator, window to side aspect, uPVC double glazed window overlooking the rear garden, plus double glazed velux window allowing an abundance of light into the room, uPVC double glazed door with patterned glass giving access to:

**COVERED SIDE WALKWAY:** 5.64m x 1.19m (18'6" x 3'11") A useful area with cold water tap, skylight window and uPVC double glazed doors to front and rear aspects.

**DINING ROOM:** 5.44m x 3.05m (17'10" x 10'0") Radiator, uPVC double glazed window overlooking the rear garden, archway through to:

**FAMILY ROOM** (also accessed from the lounge via sliding double glazed doors): 4.88m x 3.73m (16'0" x 12'3") A versatile room with feature wood flooring, uPVC double glazed windows to front and side aspects, uPVC double glazed sliding patio doors opening onto the rear garden. (This room requires re-plastering).

**GROUND FLOOR BEDROOM 4:** 3.2m x 2.69m (10'6" x 8'10") A versatile room with radiator, uPVC double glazed window to front aspect.

**GROUND FLOOR SHOWER ROOM/WC:** 2.11m x 1.55m (6'11" x 5'1") Recently and stylishly fitted with good size corner shower cubicle with curved shower splash screen door and shower splash screens, fixed rainfall shower head and detachable shower head hose, attractive tiled cubicle, vanity wash hand basin with matching tiled splashback and fitted mirror over with integrated light, WC with push button flush, chrome heated towel rail, recessed ceiling led spotlighting, uPVC double glazed window with patterned glass.

**FIRST FLOOR LANDING:** Galleried style landing with uPVC double glazed window to front aspect, good size linen cupboard with slatted shelving and newly installed gas boiler for hot water and central heating, access to loft space via pull down ladder and part panelled wall to dado rail height.

**BEDROOM 1:** 4.34m x 3.66m (14'3" x 12'0") A spacious and bright dual aspect main bedroom with uPVC double glazed windows to side and rear elevations, full width built-in floor to ceiling wardrobes with three mirror fronted sliding doors, TV point, radiator.

**BEDROOM 2:** 5m x 3.02m (16'5" x 9'11") Another spacious and bright dual aspect room with uPVC double glazed windows to the side and rear aspects, radiator, built-in wardrobe.

**BEDROOM 3:** 3.48m x 3.05m (11'5" x 10'0") Overall measurement with built-in wardrobe, radiator, uPVC double glazed window to rear aspect.

**BATHROOM:** 3.18m x 1.78m (10'5" x 5'10") Requiring refitting, currently comprising of bath, shower area and vanity wash hand basin, two uPVC double glazed windows – one fitted with frosted glass.

**SEPARATE CLOAKROOM/WC:** Fitted with WC, radiator, uPVC double glazed window with patterned glass.

**OUTSIDE:** The property commands an enviable location at the head of a quiet cul-de-sac off Douglas Avenue and is approached by a large decorative stone driveway providing parking for numerous cars, boats and motorhomes and leads to a single GARAGE and adjoining carport. There is a lawned area of front garden. Side access leads through to the rear garden with timber GARDEN STORE. The rear garden is of generous size and with a sunny aspect and a high degree of privacy and seclusion. The rear garden is a real blank canvas, currently laid to lawn with various mature shrubs and trees. To the side of the garage there is a covered log store and to the rear of the garage is a GARDEN STORE: 2.69m x 1.09m (8'10" x 3'7") with power connected.

**GARAGE:** 5.18m x 5.18m (17' x 17')

**CARPORT:** 5.41m x 2.91m (17'9 x 9'7)

**SEPARATE FLOOR PLAN:**