



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-90) C		
(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 Capel Lane, Exmouth, EX8 2QZ

GUIDE PRICE  
**£440,000**  
TENURE Freehold



**A Significantly Extended And Well presented 1930's Semi Detached House Quietly Situated enjoying Lovely Countryside Views With Sunny Aspect Gardens And Driveway Parking.**

Reception Hallway \* Living Room/Study \* Modern Kitchen/Breakfast/Utility Room \* Lounge/Dining Area With Wood Burner Stove \* Ground Floor Cloakroom With WC \* Three First Floor Bedrooms (Main Bedroom With EnSuite Bathroom/Wc) \* Modern Family Bathroom/Wc \* Second Floor Bedroom Four With Shower Room/WC \* Super Family Home



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**THE ACCOMMODATION COMPRISES:** Composite front door with patterned glass inset to:

**ENTRANCE PORCH:** Tiled floor; Upvc double glazed windows and door to:

**GROUND FLOOR CLOAKROOM/WC:** Fitted with corner wash hand basin with tiled splashback; WC with pushbutton flush; tiled flooring and Upvc double glazed window.

From the Entrance Porch, part glazed door to:

**RECEPTION HALL:** Tiled floor; radiator; stairs rising to first floor landing.

**LIVING ROOM/STUDY:** A versatile room with Upvc double glazed bay window to front aspect. Radiator.

**KITCHEN/BREAKFAST ROOM/UTILITY ROOM:** A spacious extended room incorporating a UTILITY AREA fitted with a wide range of patterned work tops with matching splashbacks and tiling over with cupboards, deep drawer units dishwasher and tumble dryer space beneath worktops; matching wall mounted cupboards; space for American style fridge/freezer; pull out larder style cupboard; integrated fridge and freezer. Breakfast bar area; gas cooker point; single drainer sink unit with mixer tap; plumbing for automatic washing machine; access to understairs storage cupboard housing Vailant boiler serving domestic hot water and central heating; Upvc double glazed windows to side and rear aspects; tiled flooring and Upvc double glazed door to side.

**PORCH:** A useful area with wall mounted cupboards and base unit with display surface over; Upvc double glazed doors, both with patterned glass giving access to front and rear aspects and front and rear gardens.

**LOUNGE/DINING ROOM:** A charming room with log burner stove housed in chimney recess standing on a tiled hearth; TV point; radiator; wood flooring; Upvc double glazed doors opening onto the rear garden.

**FIRST FLOOR LANDING:** Upvc double glazed picture window with patterned glass; staircase rising to SECOND FLOOR.

**BEDROOM ONE:** With built in floor to ceiling wardrobes with triple sliding doors, clothes rail and shelf; useful understairs cupboard recess; fitted shelving in wall recess; TV point; radiator; Upvc double glazed window to rear elevation overlooking the church grounds.

**ENSUITE BATHROOM/WC:** A stylish four piece suite comprising large bath with central mixer tap; double width shower cubicle with curved shower splash screen; hand rail and shower unit; wash hand basin set in display surface with fitted mirror over and range of cupboards and drawer units; WC in concealed cistern with push button flush; fully tiled walls and colour co-ordinating tiled flooring; chrome heated towel rail; extractor fan; Upvc double glazed window with patterned glass.

**BEDROOM TWO:** Upvc double glazed bay window to front aspect. With full length floor to ceiling built in wardrobes with triple sliding doors; shelving and clothes rail; radiator.

**BEDROOM THREE:** With cupboard over stairwell recess; radiator; Upvc double glazed window to front aspect; fitted desk/display area in wall recess.

**BATHROOM/WC:** Modern stylish four piece suite comprising bath; vanity style wash hand basin with drawer units beneath; corner shower cubicle with curved shower splash screen to shower unit; WC; fully tiled walls with colour co-ordinated tiled flooring; Upvc double glazed window with patterned glass; chrome heated towel rail.

**SECOND FLOOR LANDING AREA:** Double glazed velux window; storage cupboard; door to:

**WARDROBE AREA:** Fitted with floor to ceiling double wardrobe with sliding doors; additional cupboard over stairwell with access to SHOWER ROOM and BEDROOM FOUR.

**BEDROOM FOUR:** A most spacious second floor bedroom suite with part sloping ceilings; double glazed velux window and Upvc double glazed window to rear aspect overlooking church grounds with views of the rolling countryside beyond; radiator; fitted cupboard recess.

**SHOWER ROOM/WC:** Fitted with shower cubicle with Mira shower unit; vanity wash hand basin; WC with push button flush; mirror fronted medicine cabinet; part sloping ceiling; tiled walls; tiled flooring; extractor fan; double glazed velux window.

**OUTSIDE:** The property enjoys driveway parking and a level lawned front garden edged with blocked paving; extended to provide a seating area directly in front of the property. To the rear is a fully enclosed garden offering a high degree of privacy and seclusion backing onto Church grounds with countryside views beyond comprising of level lawned garden areas with block paved pathway and sun terrace providing an excellent area for outside entertaining; timber garden store and log store.

Floor Plan:

