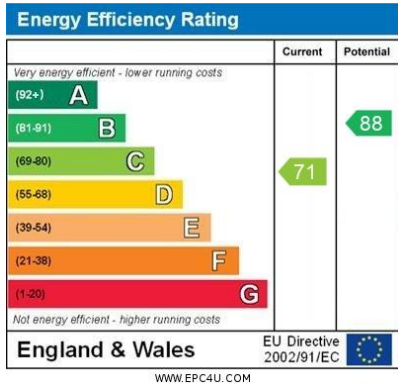




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys 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.

59 Maple Drive, Exmouth, EX8 5NR

GUIDE PRICE
£389,950
TENURE Freehold



A Beautifully Presented Detached House With Lovely Views Enjoying A Favoured Location Close To Schools, Shopping Parade And Bus Services

Entrance Porch * Reception Hall * Ground Floor Cloakroom/Wc * 'L' -Shaped Lounge/Dining Room * Modern Stylish Kitchen * Three First Floor Bedrooms Modern Bathroom Suite * Good Size Secluded Rear Garden * Long Driveway Garage * Double Glazed Windows * Gas Central Heating
Super Family Home

59 Maple Drive, Exmouth, EX8 5NR

THE ACCOMMODATION COMPRISES: uPVC front door to:

ENTRANCE PORCH: Double glazed window to front aspect, inner leading to:

RECEPTION HALL: Telephone point, radiator, stairs rising to first floor landing with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback, WC, double glazed window.

KITCHEN: 3m x 2.49m (9'10" x 8'2") A modern stylish room with range of patterned worktops with matching splashbacks, inset single drainer sink unit, cupboards, drawer units, wine rack, integrated dishwasher, plumbing for automatic washing machine beneath work surfaces, wall mounted cupboards incorporating space for microwave oven and one housing the Worcester gas boiler for hot water and central heating, integrated fridge and freezer, electric cooker point, matching splash back and extractor hood over, double glazed window to front aspect enjoying a pleasant outlook.

LOUNGE/DINING ROOM: 14.95m x 4.88m (16'3" x 16'0") narrowing to 2.9m (9'6") A most attractive 'L'-shaped living space with two radiators, TV point, double glazed window overlooking the rear garden, double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING: Double glazed window to side aspect, access to roof space, airing cupboard housed over stairwell recess housing the water tank and shelving.

BEDROOM 1: 3.73m x 2.72m (12'3" x 8'11") Built-in mirror fronted wardrobe with sliding doors, radiator, double glazed window to rear aspect.

BEDROOM 2: 3.05m x 3m (10'0" x 9'10") Double glazed window to rear front, built-in wardrobe with mirror fronted sliding doors, radiator, enjoying excellent views over the town to the estuary and coastline beyond..

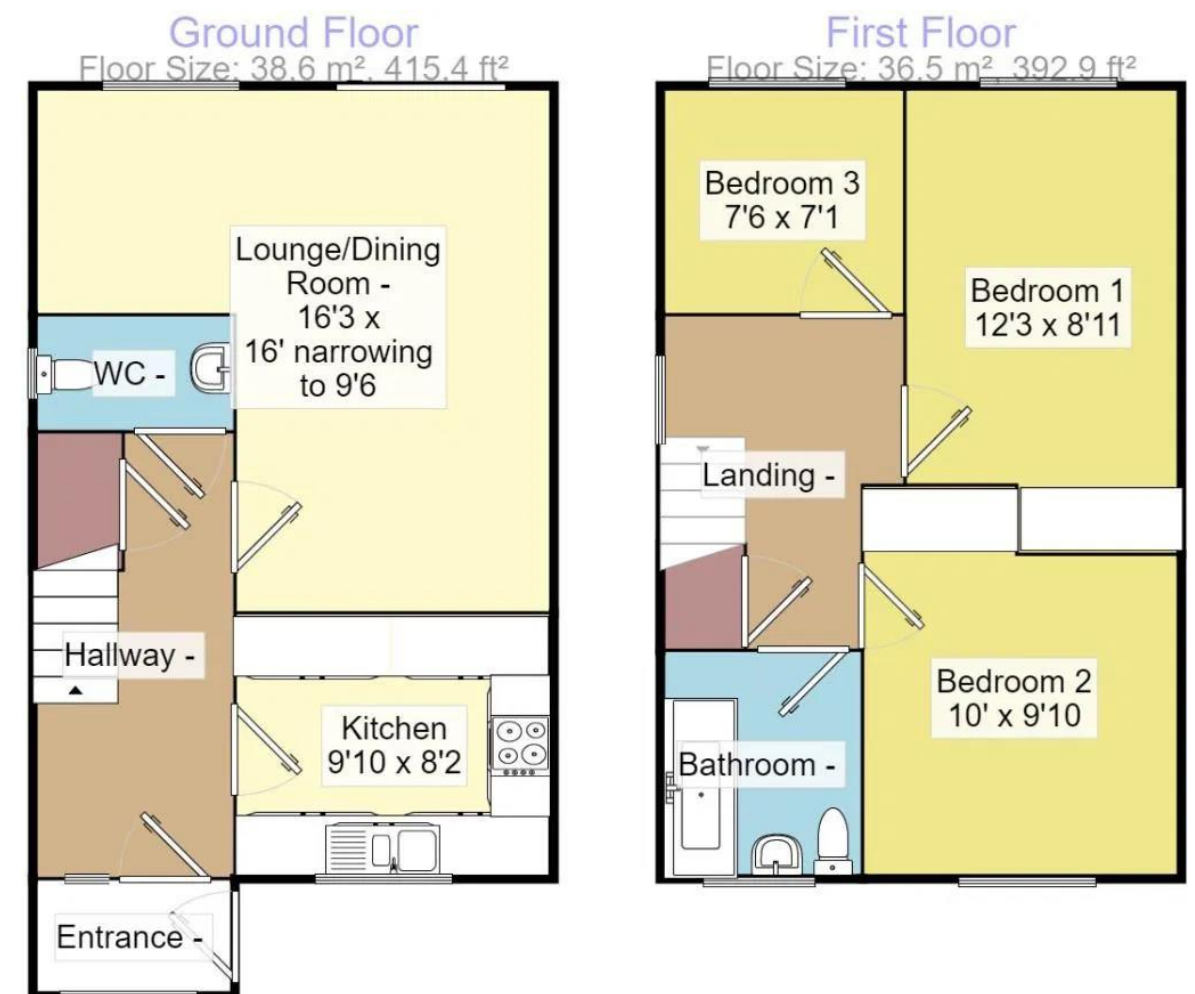
BEDROOM 3: 2.29m x 2.16m (7'6" x 7'1") Double glazed window to rear aspect, radiator.

BATHROOM/WC: Comprising of a bath with Mira shower unit over, shower splash screen, pedestal wash hand basin, WC with push button flush, attractive tiling to splash prone areas, chrome heated towel rail, shaver socket, mirror fronted medicine cabinet and double glazed window with patterned glass.

OUTSIDE: To the front of the property there is a lawned front garden with long driveway providing ample off road parking leading to the GARAGE. The rear garden is attractively landscaped with a recently laid patio sun terrace ideal for outside entertaining, lawned area of garden with good size timber GARDEN SHED and vegetable plot. The rear garden enjoys a high degree of privacy backing onto a wooded lane. A side pathway and gate gives access back round to the front of the property.

GARAGE: 5.77m x 2.59m (18'11" x 8'6") Electric roller door, power and light connected, double glazed pedestrian door giving access into the rear garden, double glazed window.

FLOOR PLAN:



Measurements are approximate. Not to scale. For illustrative purposes only.