



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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29 Hollymount Close, Exmouth, EX8 5PQ

GUIDE PRICE

£249,500

TENURE Freehold



A Well Presented Mid Terraced House Conveniently Located Close To Amenities With Attractive Gardens And Garage

Gas Central Heating \* Double Glazed Windows \* Entrance Porch  
Lounge/Dining Room \* Fitted Kitchen \* Two Good Sized First Floor  
Bedrooms \* Spacious Bathroom Suite \* Super First Time Purchase  
Viewing Recommended

**29 Hollymount Close, Exmouth, EX8 5PQ**

**THE ACCOMMODATION COMPRISES:** uPVC double glazed front door giving access to:

**ENTRANCE PORCH:** Coat rack, inner door to:

**SITTING ROOM:** 5.7m x 3.8m (18'10" x 12'4") Double glazed window to front aspect, two radiators, one housed in feature radiator cover, TV point, recessed ceiling spotlighting, stairs rising to first floor landing with understairs cupboard beneath.

**KITCHEN/DINER:** 3.8m x 2.5m (12'4" x 8'2") Fitted range of worktops with cupboards, drawer units, plumbing for automatic washing machine and space for dishwasher beneath work surfaces with tiled surrounds, stainless steel corner sink unit with mixer tap, gas hob with stainless steel splashback with matching stainless steel chimney style extractor hood over with light built-in oven below, wall mounted cupboards, one of wall mounted cupboards houses the Baxi boiler for hot water and central heating, ceiling spotlighting, tiled flooring with underfloor heating, double glazed window overlooking the rear garden, double glazed door giving access to the rear garden.

**FIRST FLOOR LANDING:** With good size access to roof space which is partly boarded, laminate flooring.

**BEDROOM 1:** 3.8m x 2.5m (12'4" x 8'4") Double glazed window to rear aspect, fitted cupboard over stairwell recess, wood laminate flooring.

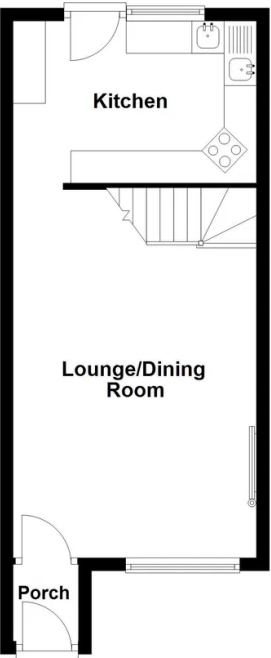
**BEDROOM 2:** 3.8m x 3.1m (12'4" x 10'4") maximum measurement. Double glazed window to front aspect, radiator, wood laminate flooring.

**BATHROOM/WC:** 2.6m x 2.3m (8'6" x 7'5") The bathroom has been extended into bedroom two and now providing a spacious room with recess tiled bath area, vanity wash basin, WC with push button flush, radiator, dado rail with wood panelling beneath, ceiling extractor fan and recessed spotlighting.

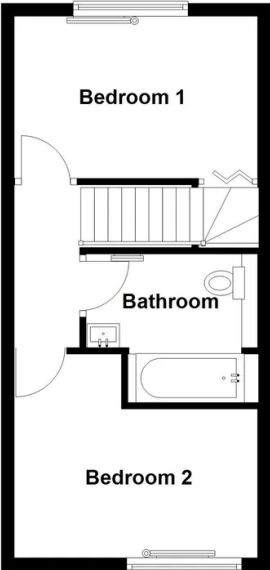
**OUTSIDE:** To the front of the property is an attractive decorative stone garden with patio stones giving access to the front door. The rear garden is a real feature of the property enjoying a high degree of privacy and seclusion and enjoying a sunny aspect comprising of a good size decked sun terrace ideal for outside entertaining, small area of artificial lawn garden, block paved patio area adjoining the rear of the property which is covered by substantial canopy over providing an all weather entertaining area. To the rear of the garden is a pedestrian gate giving rear access. Located close to the property is a **SINGLE GARAGE**.

**FLOOR PLAN:**

**Ground Floor**  
Approx. 32.6 sq. metres (351.3 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 64.0 sq. metres (689.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk  
Plan produced using PlanUp.

**29 Hollymount Close, EXMOUTH**