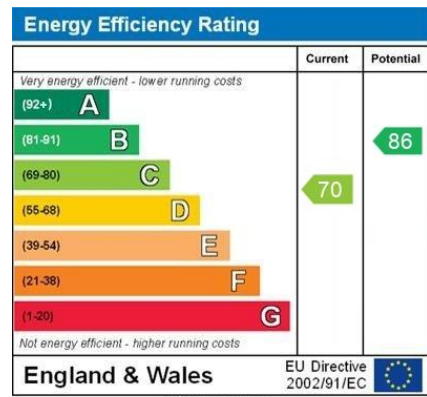




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5 Ryll Court Drive, Exmouth, EX8 2JP

GUIDE PRICE
£450,000
TENURE Freehold



**A Beautifully Presented And Extended Semi Detached Bungalow
Enjoying An Envious Location Close To The Town Centre And
Amenities, With Attractive Landscaped Gardens And Block Paved
Parking**

Bright Through Living/Dining Room * Stylish Modern Kitchen/Breakfast Room
* Two Double Bedrooms * En-Suite Walk In Wardrobe And Stylish Shower
Room/Wc * Modern Bathroom Suite * Gas Central Heating * Double Glazed
Windows * Viewing Recommended

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THE ACCOMMODATION COMPRISES: uPVC front door with patterned double glazed insert, giving access to:

RECEPTION HALL: A fine entrance to the property with wood flooring, recessed ceiling spotlighting, radiator, picture rail, access to large loft space, this area has planning permission in place to be converted to additional accommodation if required subject to the necessary consents (further details on request).

LIVING/DINING ROOM: 7.70m x 3.61m (25'3" x 11'10") A most bright and spacious through room with uPVC double glazed window to front and rear aspects, double glazed French patio doors opening onto the rear garden, TV point, dado rail, picture rail, wood-effect flooring, two radiators, telephone point.

KITCHEN/BREAKFAST ROOM: 4.98m x 2.74m (16'4" x 9'0") Stylishly fitted with quartz worktops with tiled splashbacks, inset one and a quarter bowl ceramic single drainer sink unit with chrome mixer tap, range of cupboards, drawer units, integrated dishwasher, integrated tumble dryer, washing machine beneath worktops and wall mounted cupboards, fitted larder style cupboard, gas cooker point, upright radiator, integrated fridge and freezer, ceiling spotlighting, uPVC double glazed windows to front and side aspects, door with window inset to:

PORCH: Composite door to front aspect, tiled flooring, worktop with drawer units beneath and wall mounted cupboard over.

BEDROOM 1: 3.94m x 3.61m (12'11" x 11'10") uPVC double glazed window overlooking the rear garden, radiator, picture rail, door to:

WALK-IN WARDROBE: Recessed ceiling spotlight, door to:

EN-SUITE SHOWER ROOM/WC: 2.44m x 1.32m (8'0" x 4'4") Fitted with modern suite comprising of ease of access double width tiled shower cubicle with fixed rainfall shower head hose and detachable shower head hose, sliding shower screen doors, ceiling extractor fan, recessed ceiling spotlighting, contemporary style wash hand basin with drawer unit beneath, WC with push button flush, radiator, uPVC double glazed window with patterned glass, picture rail.

BEDROOM 2: 2.97m x 2.67m (9'9" x 8'9") Built-in wardrobe with sliding door, radiator, uPVC double glazed window with fitted wooden window shutters and picture rail.

BATHROOM/WC: 2.59m x 1.65m (9'9" x 8'9") A modern suite with bath and shower unit over, shower splash screen and shower splashback walls, contemporary style wash hand basin with drawer units beneath, WC with push button flush, extensively tiled walls, heated towel rail, uPVC double glazed window with patterned glass, with wooden window shutters, recessed ceiling spotlighting, ceiling extractor fan.

OUTSIDE: The property enjoys a block paved driveway providing off road parking for two/three cars, edged with shrub and flower borders. Block pathway continues to the side of the property via wooden gate with further blocked paved area with power sockets and outside cold water tap. The rear garden is attractively landscaped, level and fully enclosed and enjoying a sunny aspect, with lawned garden edged with shrub and flower beds, decorative stone garden area, patio sun terrace laid adjacent to the bungalow providing an excellent area for outside entertaining. There is an additional decked sun terrace ideally positioned to gain the best of the afternoon and evening fine weather. There is also a substantial timber garden store. Accessed from the rear garden via uPVC double glazed door is an **OFFICE:** 2.31m x 1.75m (7'7" x 5'9") Power and light connected, uPVC double glazed window, outside cold water tap.

FLOOR PLAN:

