



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	76	
(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		
WWW.EPC4U.COM		

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212a Exeter Road, Exmouth, EX8 3LT

GUIDE PRICE
£350,000
TENURE Freehold



An Individually Built Detached Bungalow in 2009 Enjoying A Private Tucked Away Yet Convenient Location With Large Block Paved Driveway Parking And Turning Area With 30ft Garage/Workshop And Summerhouse/Cabin

Low Maintenance Bungalow * Low Threshold To Front And Rear Doors Ideal for Wheelchair Access * Stylish Beautifully Presented Accommodation * Spacious Bright Reception Hall With Velux Windows * Kitchen/Breakfast Room * Cozy Lounge * Two Double Bedrooms Stylish Bathroom Suite * Efficient Under Floor Heating With Controls In Every Room And Double Glazed Windows * No Onward Chain * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Double glazed front door giving access to:

RECEPTION HALL: A spacious entrance to the property with doors giving access to all rooms and remote controlled Velux windows, which automatically closes when it rains, allowing an abundance of light providing a warm welcoming entrance to the property. Cupboard housing gas boiler and water tank.

LOUNGE: 3.61m x 3.25m (11'10" x 10'8") A cosy room with double glazed window to front aspect; television point.

KITCHEN/BREAKFAST ROOM: 3.53m x 3.38m (11'7" x 11'1") Fitted with a range of wood effect worktops with 'push to open' cupboards and drawer units beneath; inset sink unit with mixer tap; tiled surrounds; wall mounted cupboards; built in electric oven and induction hob with matching splash back with fold away chimney style extractor hood over; space for upright fridge freezer; plumbing for automatic washing machine or dishwasher, double glazed window overlooking the rear garden and double glazed door giving access to the rear garden.

BEDROOM ONE: 3.53m x 3.05m (11'7" x 10'0") Double glazed window to front aspect.

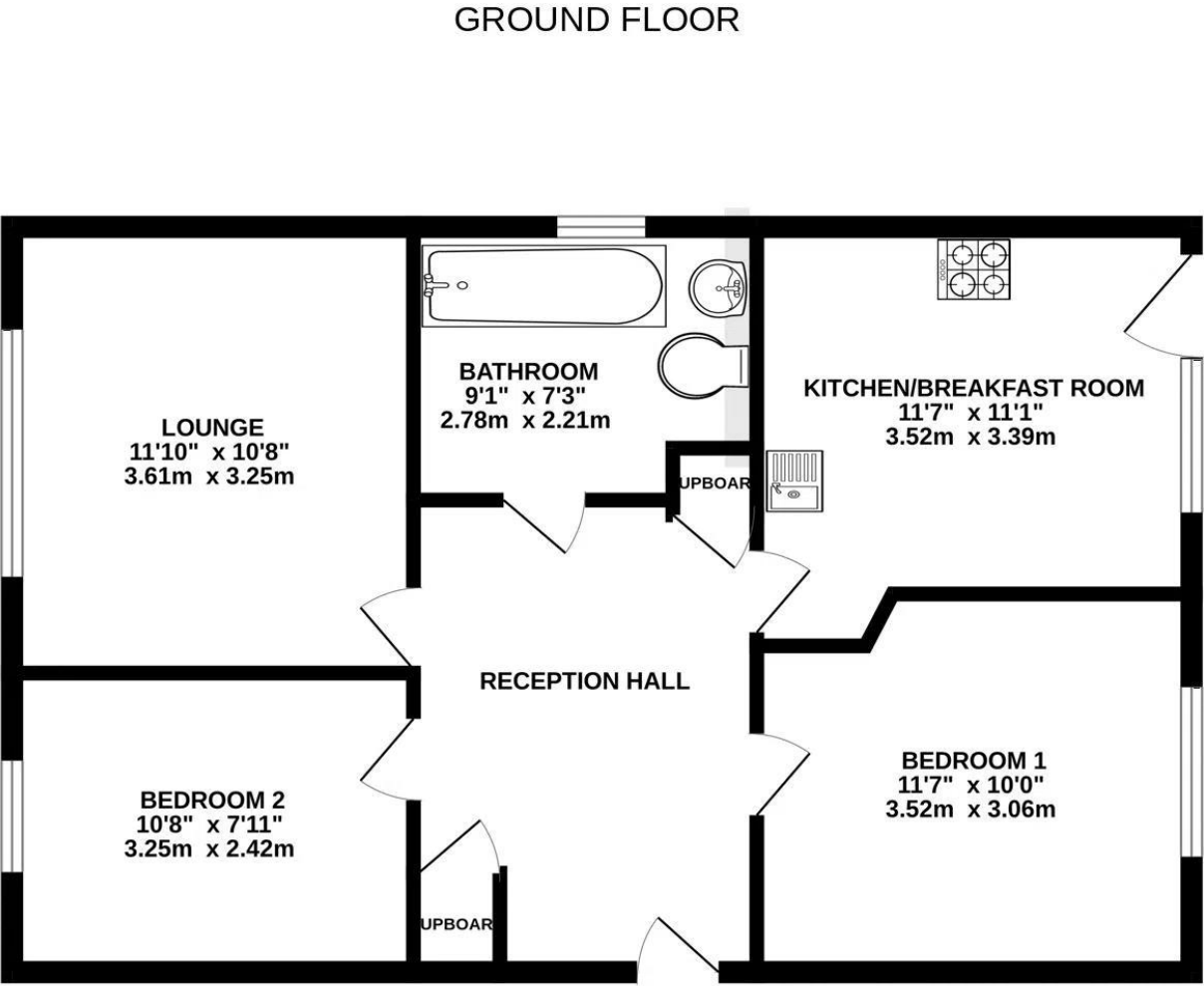
BEDROOM TWO: 3.25m x 2.4m (10'8 2 x 7'11") Double glazed window to rear aspect.

SHOWER ROOM/WC: Fitted with a large shower area with shower splash screen; wash hand basin set in display surface with cupboard; WC with concealed cistern and push button flush with display surface over; timer controlled chrome heated towel rail; double glazed window with patterned glass.

OUTSIDE: Set back off Exeter Road, the property is approached via wooden gates giving access to a large block paved driveway, parking and turning area with substantial GARAGE/STORE AND WORKSHOP: 9.14m x 3.02m (30'0" x 9'11") with power, light and water connected. Accessed via double wooden doors and with uPVC side door and window, fitted work bench.

To the rear of the bungalow is a patio garden planned with ease of maintenance in mind with SUMMERHOUSE/CABIN: 3.35m x 3.35m (11'0" x 11'0") deal for an outside entertaining room/office with power and light connected and sliding double glazed doors. Outside fresh water tap, well with pump under manhole cover.

FLOOR PLAN:



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