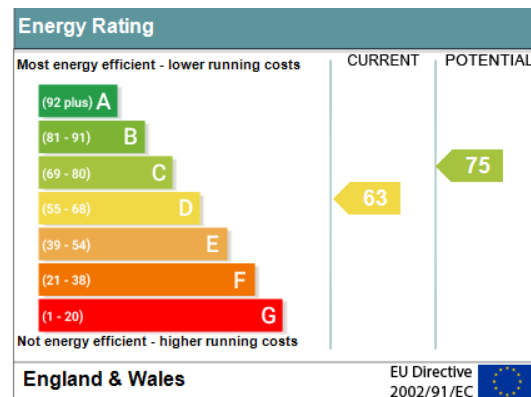




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6 Denmark Road, Exmouth, EX8 4AP

GUIDE PRICE
£375,000
TENURE Freehold



A Significantly Extended Four Bedroom 1930's Semi Detached House Located In This Popular And Convenient Location With Parking Area And Enclosed Level Rear Garden.

Entrance Porch And Reception Hall * Through Lounge And Dining Room * Extended Kitchen/Breakfast Room * Double Glazed Utility/ Side Porch * Three First floor Bedrooms First Floor Bathroom Suite * Excellent Second Floor Main Bedroom With En-Suite Shower Room/WC * Gas Central Heating And Double Glazing * Viewing Recommended *

Superb Family Home

6 Denmark Road, Exmouth, EX8 4AP

THE ACCOMMODATION COMPRISES: Double glazed front door to:

ENTRANCE PORCH: 1.8m x 0.89m (5'11" x 2'11") Double glazed windows; inner part glazed door to:

RECEPTION HALL: A fine entrance to the property with wood effect flooring; radiator; double glazed window to front aspect; picture rail; staircase rising to FIRST FLOOR LANDING with access to understairs storage cupboard and adjoining coats cupboard; double glazed window.

LOUNGE/DINING ROOM: A spacious bright through room comprising of LOUNGE AREA: 3.84m x 3.48m (12'7" x 11'5") measurements into double glazed window to front aspect. Fire surround; radiator; television point; picture rail. DINING ROOM: 3.35m x 3.05m (11'0" x 10'0") into wall recesses. Radiator; open serving area to kitchen; double glazed French patio doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM: 5.28m x 2.24m (17'4" x 7'4") A good size stylish extended room fitted with a range of wood effect working surfaces extended to provide a breakfast bar area with tiled surrounds and range of cupboard and drawer units; space for dishwasher beneath work surface; one and a half bowl single drainer sink unit with mixer tap set in to work surface; electric cooker point; chimney style extractor hood over; range of wall mounted cupboards with concealed lighting beneath; space for American style fridge freezer; larder style cupboard; wood effect flooring; double glazed window to rear garden; double glazed Velux window allowing and abundance of light; double glazed door giving access to the rear garden; further double glazed door with patterned glass to:

SIDE PORCH: With plumbing for automatic washing; space for tumble dryer.

FIRST FLOOR LANDING: Double glazed window to side aspect; picture rail; staircase rising to SECOND FLOOR LANDING.

BEDROOM TWO: 4.09m x 3.07m (13'5" x 10'1") in to all recesses and into double glazed window to front aspect. Built in wardrobe with clothes rail and shelving; picture rail.

BEDROOM THREE: 3.43m x 3.07m (11'3" x 10'1") With built in wardrobe with storage cupboard over, clothes rail and shelving; radiator; double glazed window to rear aspect.

BEDROOM FOUR: 2.49m x 2.34m (8'2" x 7'8") Radiator; double glazed window to rear aspect.

FIRST FLOOR BATHROOM/WC: 2.29m x 1.68m (7'6" x 5'6") Comprising bath with shower attachment; and a Mira shower unit over; shower splash screen; pedestal wash hand basin; WC with push button flush; tiling to splash prone areas; radiator; double glazed window with patterned glass.

SECOND FLOOR LANDING: Double glazed window to side aspect; door to:

BEDROOM ONE: 5.26m x 3.63m (17'3" x 11'11") An excellent main bedroom suite which is both bright and spacious with double glazed window to rear aspect enjoying a pleasant open outlook and double glazed Velux window to front aspect; access to eaves storage space; radiator.

EN-SUITE SHOWER ROOM/WC: 1.85m x 1.65m (6'1" x 5'5") Fitted with shower cubicle with splashback walls; vanity style wash hand basin with matching splashback; fitted mirror with integrated light over; WC with push button flush; chrome heated towel rail; double glazed window with patterned glass; ceiling light extractor.

OUTSIDE: To the front of the property is a parking area for a couple of cars; side gate and pathway with timber garden shed gives access through to the rear garden. The rear garden is fully enclosed enjoying a level lawned garden edged with decorative stone flower bed; patio sun terrace adjoining the rear of the property; outside light.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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