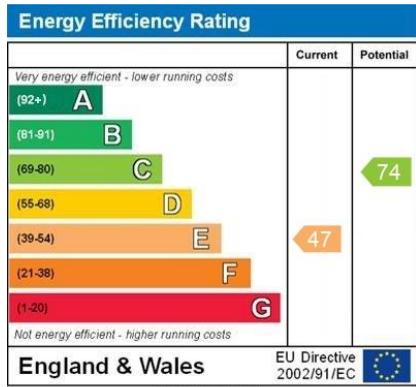




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys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

34 Langstone Drive, Exmouth,
EX8 4JA

GUIDE PRICE
£215,000
TENURE Freehold



An End Of Terrace Bungalow Situated in a Popular Location Close to
Amenities Offered For Sale With No Ongoing Chain

Entrance Porch * Lounge/Dining Room * Kitchen * Garden Room * Two
Double Bedrooms * Bathroom/WC * Level Gardens * Popular Area * Gas
Central Heating And Double Glazed Windows * No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Double glazed front door with patterned glass inset with matching picture window screen to:

ENTRANCE PORCH: Two cupboards, one housing the gas meter; ; inner glazed panelled door to:

LOUNGE/DINING ROOM: 5.31m x 3.89m (17'5" x 12'9") With double glazed windows to front aspect; radiator; television point; telephone point.

KITCHEN: 2.64m x 2.08m (8'8" x 6'10") Wood effect work tops with cupboards and drawer units, plumbing for automatic washing machine and appliance space, Ideal gas boiler for hot water and central heating beneath work tops; inset single drainer sink unit with tiled splashback; wall mounted cupboards; space for upright fridge/freezer; electric cooker point; window and door to:

GARDEN ROOM: 3.58m x 1.7m (11'9" x 5'7") With double glazed windows and door giving access to the rear garden; wood effect flooring; power and light connected.

From the Lounge, door to: INNER HALLWAY.

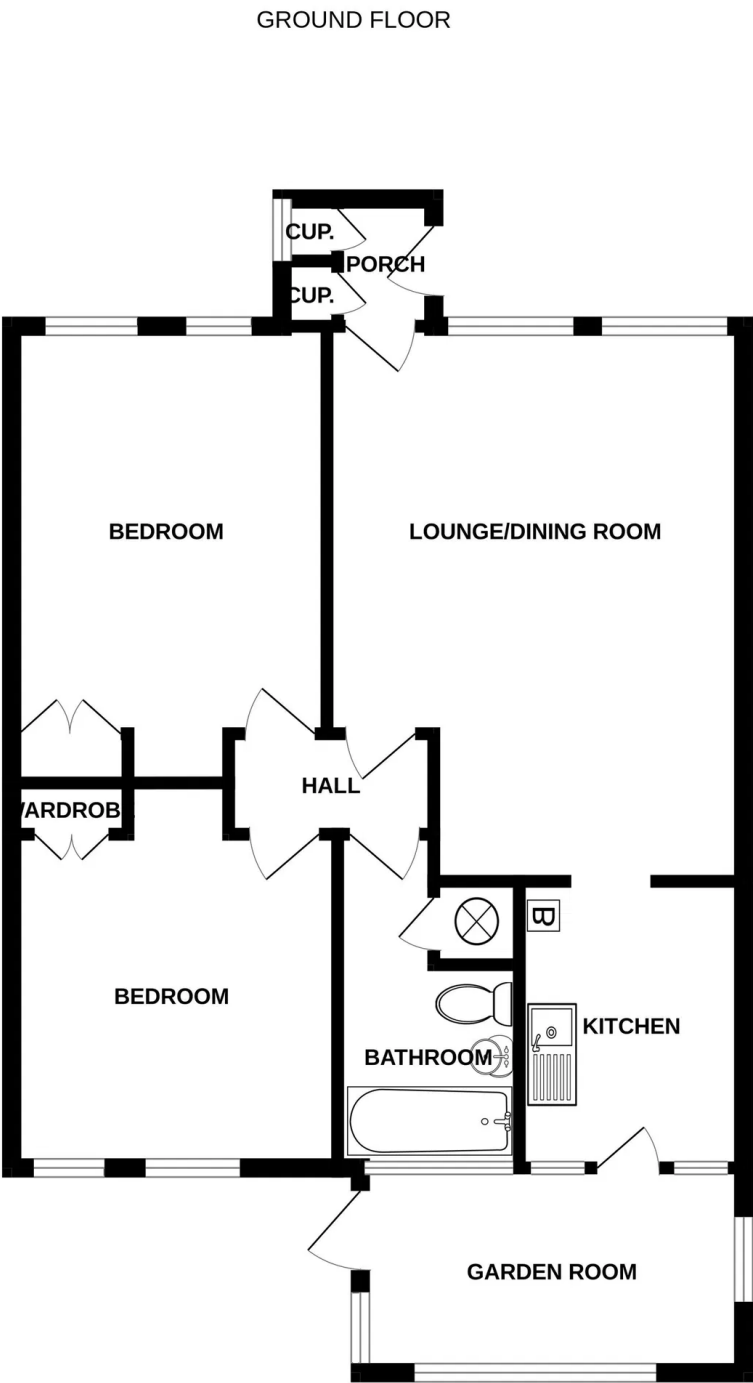
BEDROOM ONE: 3.81m x 2.92m (12'6" x 9'7") Built in wardrobe; wall recess; radiator; television point; double glazed window to front aspect.

BEDROOM TWO: 3.02m x 2.95m (9'11" x 9'8") Built in wardrobe; wall recess; radiator; double glazed window to rear aspect.

BATHROOM/WC: 3.02m x 1.68m (9'11" x 5'6") maximum overall measurement. Comprising bath with shower unit over; shower curtain rail; pedestal wash hand basin; WC; radiator; cupboard housing water cylinder with slatted shelving; fully tiled walls; access to roof space.

OUTSIDE: To the front and side of the property there are lawned areas of gardens with pathway giving access to the property. A side gate gives access through to the rear garden which is fully enclosed with patio and decorative stone areas and timber garden shed.

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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