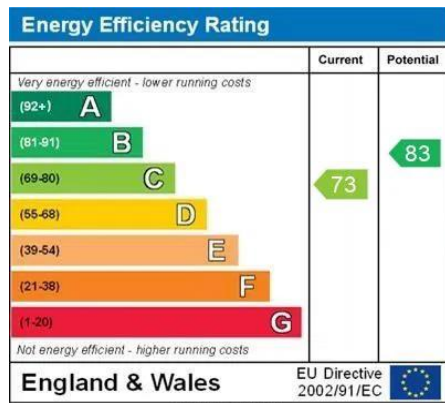




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20 Valley Way, Exmouth, EX8 4PD

GUIDE PRICE
£499,950
TENURE Freehold



A Beautifully Presented And Spacious Four Double Bedroom Family Home With A One Bedroom Annexe Situated In A Popular Location With Large Block Paved Parking Area And Secluded Enclosed Landscaped Rear Garden.

Reception Hall * Sitting Room/Dining Room * Stylish Kitchen/Breakfast Room With Built In Appliances * Study * Utility Room And Cloakroom/WC * Four First Floor Double Bedrooms - Main With Walk-In Dressing Room And En-Suite Shower Room/WC * Family Bathroom/WC * Separate One Bedroom Annexe * Gas Central Heating And Double Glazed Windows * No Onward Chain

20 Valley Way, Exmouth, EX8 4PD

Pennys are delighted to offer for sale this deceptively spacious and beautifully presented detached home with the added advantage of having a separate annexe providing an excellent space for a relative/multi generation family use. The main house enjoys four double bedrooms, family bathroom suite and en-suite shower room/WC. On the ground floor there is superb well appointed kitchen/breakfast room, spacious lounge, dining room, study, and utility and cloakroom/WC. Offered with no ongoing chain, viewing is strongly recommended.

THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY: Upvc front door with patterned window inset with matching picture side screen leading to:

RECEPTION HALL: A fine entrance to the property with feature wood flooring; radiator; fitted shelved cupboard; staircase rising to first floor landing with good sized understairs storage cupboard beneath; Hive thermostat control for central heating.

SITTING ROOM/DINING ROOM: A spacious and attractive room with feature stone fireplace with matching hearth housing living flame effect coal/gas fire; television point; telephone point; radiator; Upvc double glazed windows to rear garden and Upvc double glazed double doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM: Accessed from both the reception hall and dining area is this stylish spacious room with Upvc double glazed bay window to front aspect. Fitted with a range of solid wood working surfaces with tiled surrounds, cupboards, freezer and refuge drawer beneath working surfaces; one and a half bowl stainless steel sink unit with integrated drainer with display lighting over; induction hob set into work surface with two built in ovens beneath; extractor hood over; wall mounted cupboards with concealed lighting beneath; integrated upright fridge; pull out larder drawer; upright cupboard housing Baxi gas boiler for hot water and central heating; double glazed window to side aspect; sliding glazed panelled door to Lounge/Dining Room.

STUDY: With double glazed window to front aspect; radiator.

UTILITY ROOM: Wall recess housing plumbing for automatic washing machine with work surface over; tiled surround wall mounted cupboard; further worktop with appliance space beneath with tiled surround; double glazed window to side aspect; tiled flooring; folding door to:

CLOAKROOM/WC: Pedestal wash hand basin; WC with push button flush; extensively tiled walls; radiator; double glazed window with patterned glass.

FIRST FLOOR LANDING:

With access to roof space; airing cupboard housing lagged water cylinder with slatted shelving over.

BEDROOM ONE: A fine main bedroom with television point; radiator; additional wall lighting; double glazed window to rear aspect enjoying a woodland outlook.

WALK IN DRESSING ROOM: Fitted with range of drawer units and shelving; dual clothes hanging rail; radiator; recessed ceiling spotlighting.

EN-SUITE SHOWER ROOM/WC: Enjoying a good size shower area with tiled cubicle; shower unit; sliding splash screen doors; pedestal wash hand basin with fitted mirror fronted medicine cabinet over; WC with push button flush; extensively tiled walls; wall mounted cabinets; radiator; double glazed window with patterned glass.

BEDROOM TWO: A bright room with double glazed windows to front aspect; two radiators; fitted desk unit with television point beneath; cupboard over stairwell recess with dual clothes rail.

BEDROOM THREE: Radiator; double glazed window to front aspect.

BEDROOM FOUR: Radiator; double glazed window to rear aspect enjoying a tree lined outlook.

FAMILY BATHROOM/WC: Stylishly fitted with bath with curved shower splash screen and shower shower unit; pedestal wash hand basin; WC with push button flush; fully tiled walls; chrome heated towel rail; wall mounted cabinet; double glazed window with patterned glass.

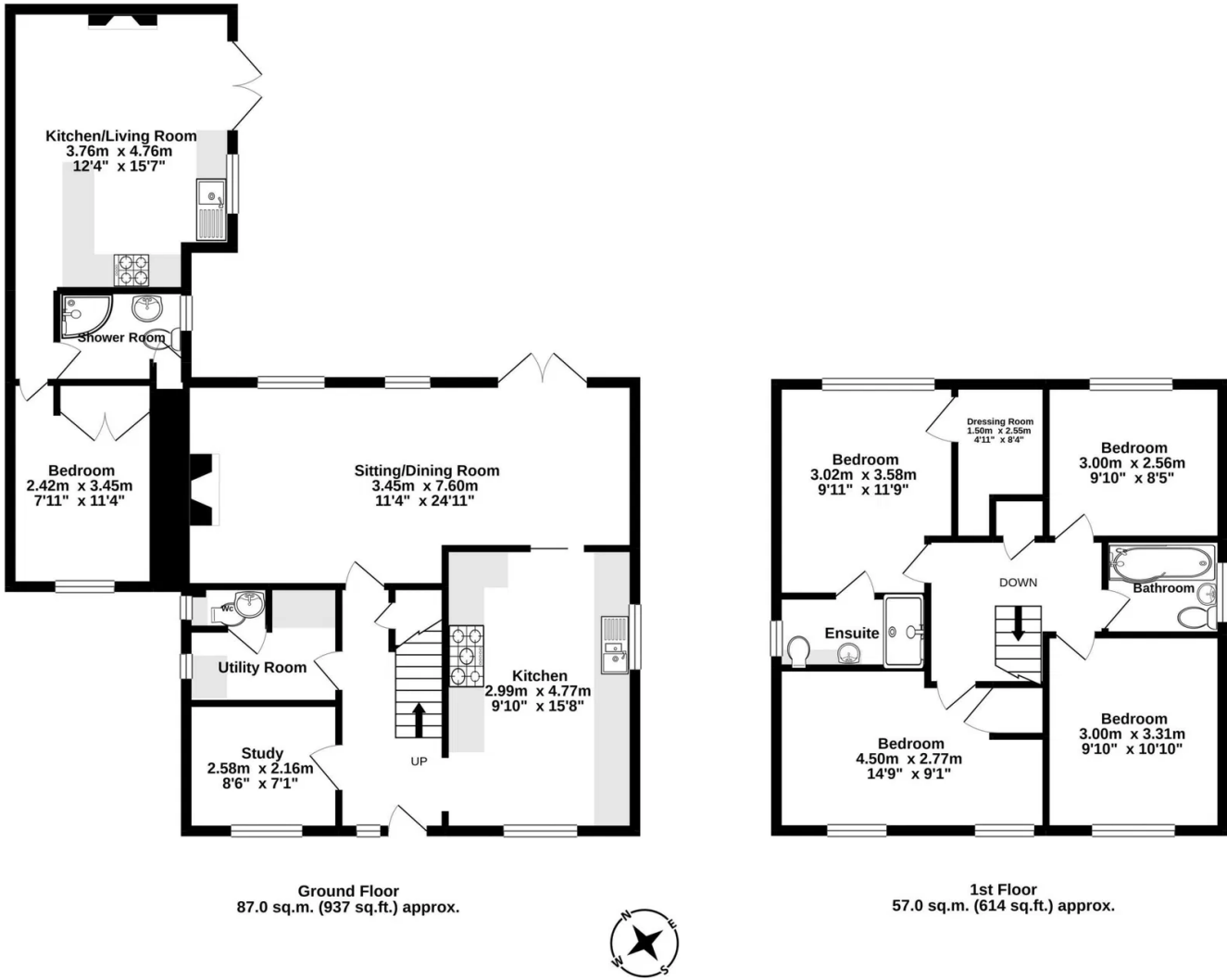
ANNEXE: Approached from the rear garden via double glazed double doors to:

OPEN PLAN KITCHEN AND LIVING ROOM: KITCHEN AREA fitted with a range of patterned work surfaces with tiled surrounds extended to provide a breakfast bar area; inset single drainer sink unit; cupboards and drawer units; appliance space beneath worktop; integrated fridge; ceramic electric hob with extractor hood over and built in oven below; wall mounted cupboards; radiator. LIVING AREA enjoys a fire surround with television point; wood effect flooring throughout.

BEDROOM: Double glazed window to front aspect; wall mounted cupboard; radiator; built in double wardrobe with dual clothes rail; access to roof space; wood effect flooring.

SHOWER ROOM/WC: With corner shower cubicle; curved shower splash screen doors; vanity wash hand basin with lighting over; WC with push button flush; radiator; fully tiled walls; extractor fan; shelved linen cupboard housing electric boiler; double glazed window with patterned glass.

OUTSIDE: To the front of the property there is a block paved parking area with woodchip flowerbed providing ample parking for numerous cars and shed. A wooden side gate and patio pathway with outside lighting leads through to the rear garden. The rear garden is fully enclosed enjoying a high degree of privacy and seclusion planned with ease of maintenance in mind comprising of large patio and decked sun terrace areas ideal for outside entertaining; two timber garden sheds/stores and SUMMER HOUSE with glazed panelled double doors and window; power and light connected, providing an excellent outside office/entertaining area; raised shrub beds; outside cold water tap; outside lighting.



TOTAL FLOOR AREA : 144.0 sq.m. (1550 sq.ft.) approx.
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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