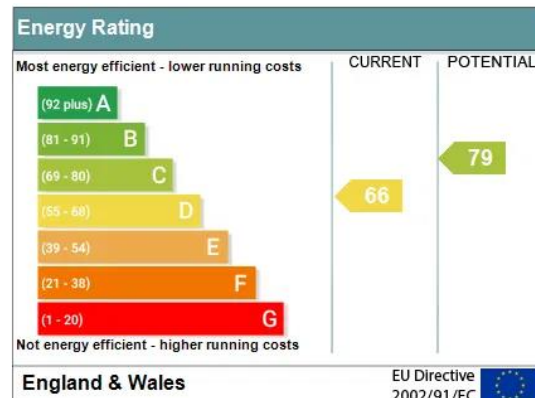




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys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

37 Meadow View Road, Exmouth,
EX8 4HB

GUIDE PRICE
£310,000
TENURE Freehold



**A Beautifully Presented And Recently Refurbished Semi Detached House
Located In A Popular And Mature Area With Landscaped Rear Garden,
Driveway And Garage, Offered For Sale With No Ongoing Chain.**

Entrance Hall * Bright Spacious Lounge/Dining Room * Modern Kitchen With Built In
Appliances * Three Bedrooms * Stylish Refitted Shower Suite * Gas Central Heating With
Newly Fitted Radiators * Upvc Double Glazed Windows * Super Family Home

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THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY: With composite front door leading to:

ENTRANCE HALL: Radiator; wood effect flooring; stairs rising to first floor landing; opening to:

LOUNGE/DINING ROOM: 7.44m x 3.48m (24'5" x 11'5") narrowing to 6' 9" in Dining Area. A bright spacious room with wood effect flooring throughout; Upvc double glazed Oriel style window to front aspect; Upvc double glazed double doors opening onto the rear garden; television point; telephone point; radiator; access to understairs storage cupboard with plumbing for automatic washing machine with display shelf over; light and power connected; cupboard housing newly installed consumer unit; recessed ceiling spotlighting; wired in smoke alarms.

KITCHEN: 2.24m x 2.62m (7'4" x 8'7") Stylishly refitted comprising of a range of patterned work surfaces with matching splashbacks extended to provide a small breakfast bar area; cupboards drawer units and integrated dishwasher beneath; inset single drainer sink unit with hose style mixer tap; inset four ring ceramic electric hob; chimney style extractor hood with light over; built in oven and microwave; cupboards above and below; integrated fridge and freezer; range of wall mounted cupboards with concealed lighting beneath; wood effect flooring; recessed ceiling spotlighting; wired in smoke alarms; Upvc double glazed window.

FIRST FLOOR LANDING: Upvc triple glazed window to side aspect; access to loft space via loft ladder; linen cupboard with slatted shelving, also housing modern Worcester gas boiler for hot water and central heating.

BEDROOM ONE: 4.24m x 2.59m (13'11" x 8'6") A bright spacious room with Upvc triple glazed window to front aspect; radiator.

BEDROOM TWO: 3.3m x 2.59m (10'10" x 8'6") Wood effect flooring; radiator; Upvc triple glazed window to rear aspect.

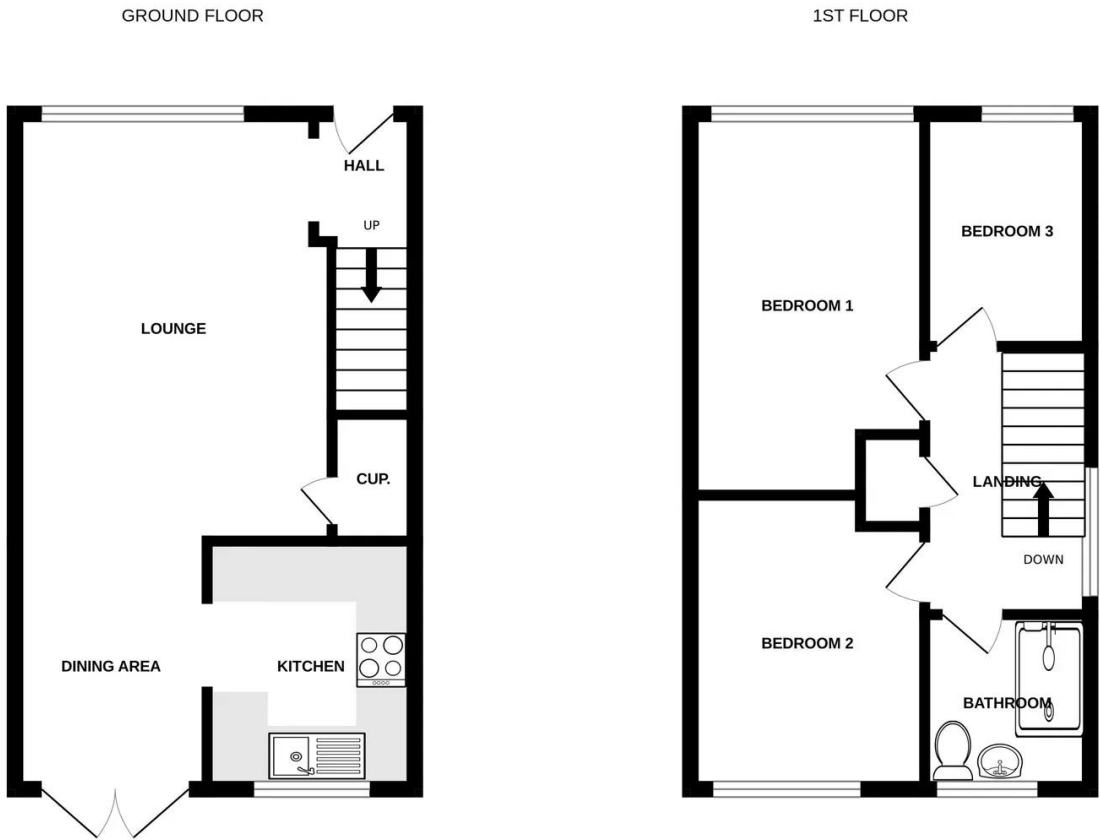
BEDROOM THREE: 2.59m x 1.78m (8'6" x 5'10") Wood effect flooring; radiator; Upvc triple glazed window to front aspect.

SHOWER ROOM/WC: 1.85m x 1.75m (6'1" x 5'9") Beautifully refitted with a stylish suite comprising of an oversized ease of access shower tray; shower splash screen; shower unit with fixed rainfall shower head hose and detachable shower head hose; wash hand basin set in display surface with cupboards and WC beneath with push button flush; splashback walls; chrome heated towel rail with individual thermostat control; Upvc triple glazed window with frosted glass.

OUTSIDE: To the front of the property there is a lawned area of garden with pathway to front door; wooden side gate gives access to a good size patio side garden which in turn leads through to the rear garden which is attractively landscaped, comprising a composite decked sun terrace ideal for outside entertaining; outside power sockets; level area of lawned garden with raised shrub bed to the rear of the garden; patio pathway ; timber garden shed with power and light connected; access to the GARAGE. The garden is fully enclosed via newly installed timber fencing. The GARAGE is located to the rear of the property with a driveway providing off road parking with outside lighting.

GARAGE: 5.16m x 2.39m (16'11" x 7'10") With roller electric door, power and light connected.

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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