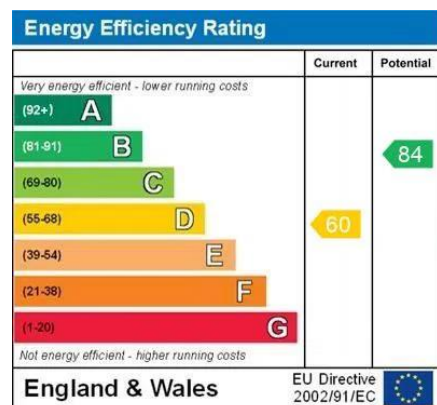




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys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

32 St Margarets View, Exmouth,
EX8 5BJ

£369,950
TENURE Freehold



**A Beautifully Presented Detached House Enjoying A Select Location
With Ample Driveway Parking, Garage And Colourful Landscaped Rear
Garden**

Reception Hall * Modern Kitchen * Good Size Dual Aspect Lounge/Dining
Room * Ground Floor Cloakroom/WC * Three First Floor Bedrooms * Stylish
Modern Bathroom Suite * Double Glazed Windows * Gas Central Heating
Viewing Recommended

32 St Margarets View, Exmouth, EX8 5BJ

THE ACCOMMODATION COMPRISES: uPVC double glazed wood-effect front door with matching picture window side screen with entrance canopy over, courtesy light, giving access to:

RECEPTION HALL: Stairs rising to first floor landing, telephone point, double glazed window to side aspect, radiator housed in radiator cover, good size understairs storage cupboard.

GROUND FLOOR CLOAKROOM/WC: Fitted with pedestal wash hand basin, tiled splashback, WC, extractor fan.

KITCHEN: 3m x 2.44m (9'10" x 8'0") Attractive bright modern kitchen comprising of a range of worktops with tiled surrounds, inset sink unit with mixer tap, cupboards and drawer units, plumbing for automatic washing machine and further appliance space beneath worktops, space for fridge, freezer and plumbing for dishwasher beneath worktops. Inset four-ring gas oven with stainless steel chimney extractor over with light and built-in oven below, wall mounted gas boiler for hot water and central heating, serving hatch to dining area, wood-effect flooring, ceiling spotlighting, double glazed window to front aspect, range of wall mounted cupboards, part glazed double glazed wood-effect door giving access to outside.

LOUNGE/DINING ROOM: 5.44m reducing to 3.43m (17'10" reducing to 11'3") x 4.93m narrowing to 3.02m (16'2" narrowing to 9'11") A spacious L-shaped and dual aspect room with double glazed window to side aspect and double glazed double doors opening onto the rear garden, attractive fire surround with matching hearth housing living flame-effect gas fire, TV point, range of wall lighting.

FIRST FLOOR LANDING: Access to roof space, double glazed window to side aspect.

BEDROOM ONE: 3.51m x 3.02m (11'6" x 9'11") Double glazed window to front aspect, radiator, built-in wardrobes.

BEDROOM TWO: 3.78m x 2.72m (12'4" x 8'11") plus door recess. Double glazed window to rear aspect towards Littleham Church, radiator, built-in wardrobes.

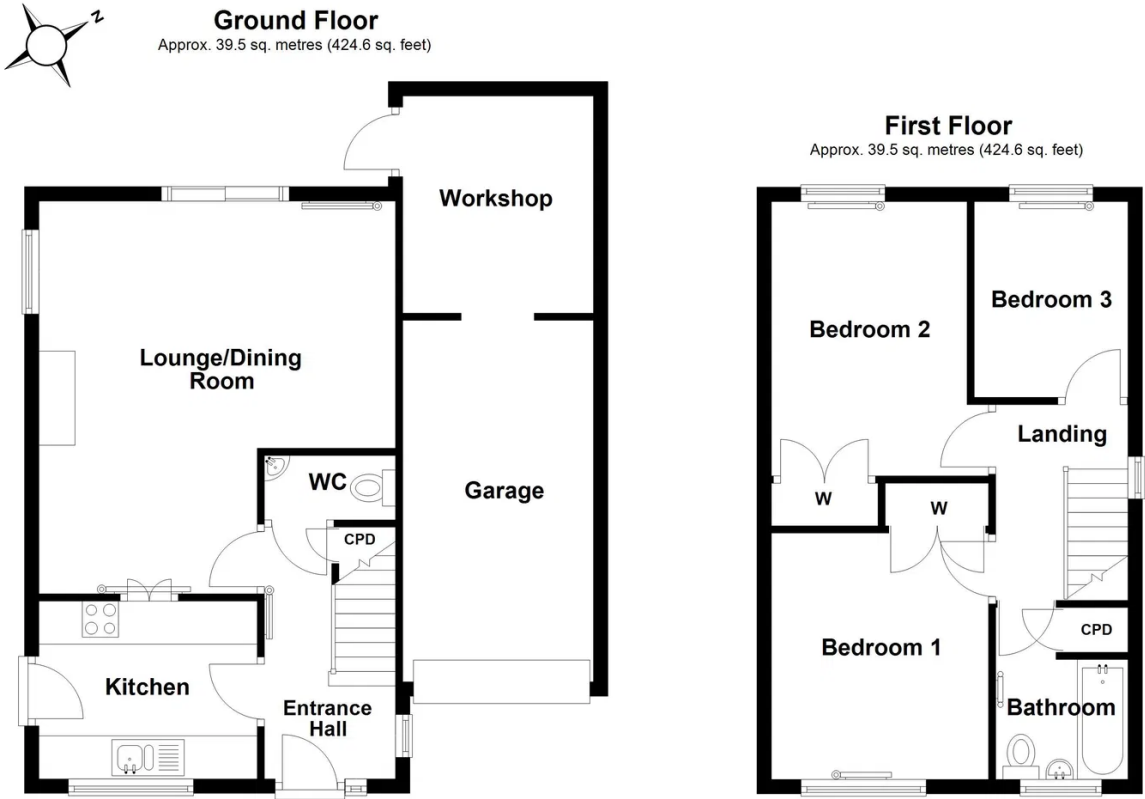
BEDROOM THREE: 2.69m x 2.13m (8'10" x 7'0") Double glazed window to rear aspect, radiator.

BATHROOM/WC: Modern stylish suite comprising bath with shower over, shower splash screen, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, airing cupboard with slatted shelving and housing water cylinder, mirror-fronted medicine cabinet, tiled floor, double glazed window with patterned glass.

OUTSIDE: The property is approached via a private driveway offering parking for a number of cars, leading to the GARAGE. Lawned area of front garden with mature tree. Patio side pathway and gate gives access through to the rear garden. The rear garden is a beautiful feature of the property enjoying a Westerly aspect and offering an abundance of colour from a variety of flower an shrub beds. A patio sun terrace provides an ideal space for outside entertaining with a circular area of lawn. Outside lighting and cold water tap.

GARAGE: Electric up and over door, power and light connected, extending through to a workshop with direct access to the garden.

FLOOR PLAN:



Total area: approx. 78.9 sq. metres (849.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only.
Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

32 St. Margarets View, EXMOUTH