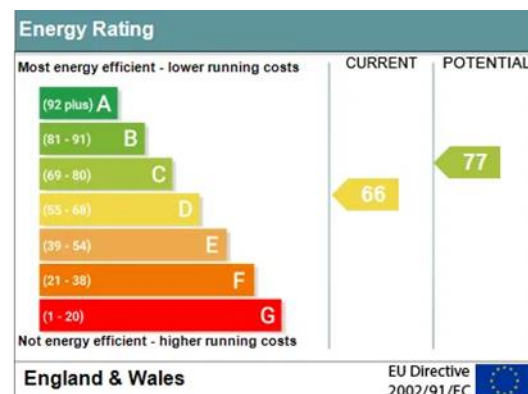
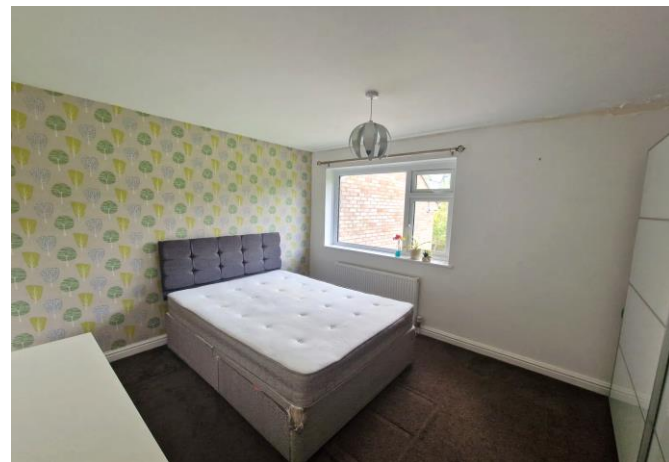




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys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

10 Priddis Close, Exmouth, EX8 5PG

GUIDE PRICE

£249,950

TENURE Freehold



**A Well Presented Mid Terrace House Enjoying A Convenient Location
Close To Shops, Offered For Sale With No Ongoing Chain**

Entrance Porch * Lounge * Kitchen/Dining Room * Rear Porch * Two First
Floor Double Bedrooms * Bathroom/Wc * Upvc Double Glazed Windows
Gas Central Heating Via Modern Boiler
Attractive Front And Rear Gardens * Garage

10 Priddis Close, Exmouth, EX8 5PG

THE ACCOMMODATION COMPRISES: Composite front door leading to:

ENTRANCE PORCH: With electric consumer unit, inner door to:

LOUNGE: uPVC double glazed window to front aspect, wood flooring, radiator, TV point, stairs rising to first floor landing with good size understairs storage cupboard beneath.

KITCHEN/BREAKFAST ROOM: Enjoying gloss finished patterned working surfaces with tiled surrounds, inset single drainer sink unit, cupboards, drawer units and appliance space beneath worktops, matching range of wall mounted cupboards, space for upright fridge/freezer, electric cooker point with stainless steel chimney style extractor hood over with light, uPVC double glazed window to rear aspect, uPVC double glazed door giving access to:

REAR PORCH: Plumbing for automatic washing machine, power and light connected, uPVC double glazed windows, door giving access to outside.

FIRST FLOOR LANDING: Large access to roof space via loft ladder, which is partly boarded and houses the modern gas boiler for hot water and central heating.

BEDROOM 1: uPVC double glazed window to front aspect, radiator.

BEDROOM 2: uPVC double glazed window to rear aspect, radiator, two built-in wardrobes.

BATHROOM/WC: Comprising bath with Mira shower unit over, shower curtain and rail, pedestal wash hand basin, WC, heated towel rail, tiling to splash prone areas, ceiling extractor fan, medicine cabinet.

OUTSIDE: The property enjoys a lawned area of front garden with pathway giving access to the property. To the rear is an enclosed garden mainly laid to lawn with rear gate giving access to service area where the property enjoys a GARAGE.

GARAGE: With up and over door.

FLOOR PLAN:

