



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
[92+] A		
[81-91] B		82
[69-80] C		
[55-68] D	63	
[39-54] E		
[21-38] F		
[1-20] G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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6 Glebe Close, Exmouth, EX82QU

GUIDE PRICE
£300,000
TENURE Freehold



A Spacious Three Bedroom Semi Detached House With Good Size Gardens Enjoying A Popular And Convenient Location Offered For Sale With No Ongoing Chain

Reception Hall * Lounge * Double Glazed Conservatory * Kitchen * Dining Area * Lean-To Utilities Area With Access To Cloakroom/Wc * Three First Floor Bedrooms * Bathroom/Wc * Gas Central Heating * Double Glazing General Programme Of Refurbishment Now Required * For Sale With No Ongoing Chain

6 Glebe Close, Exmouth, EX8 2QU

THE ACCOMMODATION COMPRISES: Double glazed front door with arch window inset, giving access to:

RECEPTION HALL: Radiator, double glazed window to front aspect, stairs rising to first floor landing with understairs storage cupboard beneath.

LOUNGE: 4.52m x 3.66m (14'10" x 12'0") Exposed brick fireplace in display areas, also housing living flame-effect coal gas fire with tiled hearth, radiator, sliding double glazed doors to:

CONSERVATORY: 2.74m x 2.62m (9'0" x 8'7") A lovely addition to the accommodation with double glazed windows and sliding double glazed doors opening onto the rear garden, three sets of double power sockets.

KITCHEN: 4.19m x 2.31m (13'9" x 7'7") Fitted with wood-effect worktops with tiled surround, cupboards and drawer units, plumbing for automatic washing machine, further appliance space beneath worktops, gas cooker point, wall mounted cupboards, double glazed window to front aspect, understairs recess housing Vaillant gas boiler for hot water and central heating, opening to:

DINING AREA: 3.66m x 2.11m (12'0" x 6'11") Radiator, double glazed door giving access to the rear garden, sliding door to:

UTILITY/STORAGE AREA: 6.02m x 1.96m (19'9" x 6'5") maximum Door giving access to front and rear gardens, double glazed window to rear aspect, open storage recess, plumbing for automatic washing machine, power and light connected, door to:

CLOAKROOM/WC: Fitted with WC, pedestal wash hand basin, window.

FIRST FLOOR LANDING: Double glazed window to front aspect, linen cupboard with radiator and slatted shelving, access to roof space.

BEDROOM 1: 3.51m x 3.51m (11'6" x 11'6") Double glazed window to rear aspect, radiator.

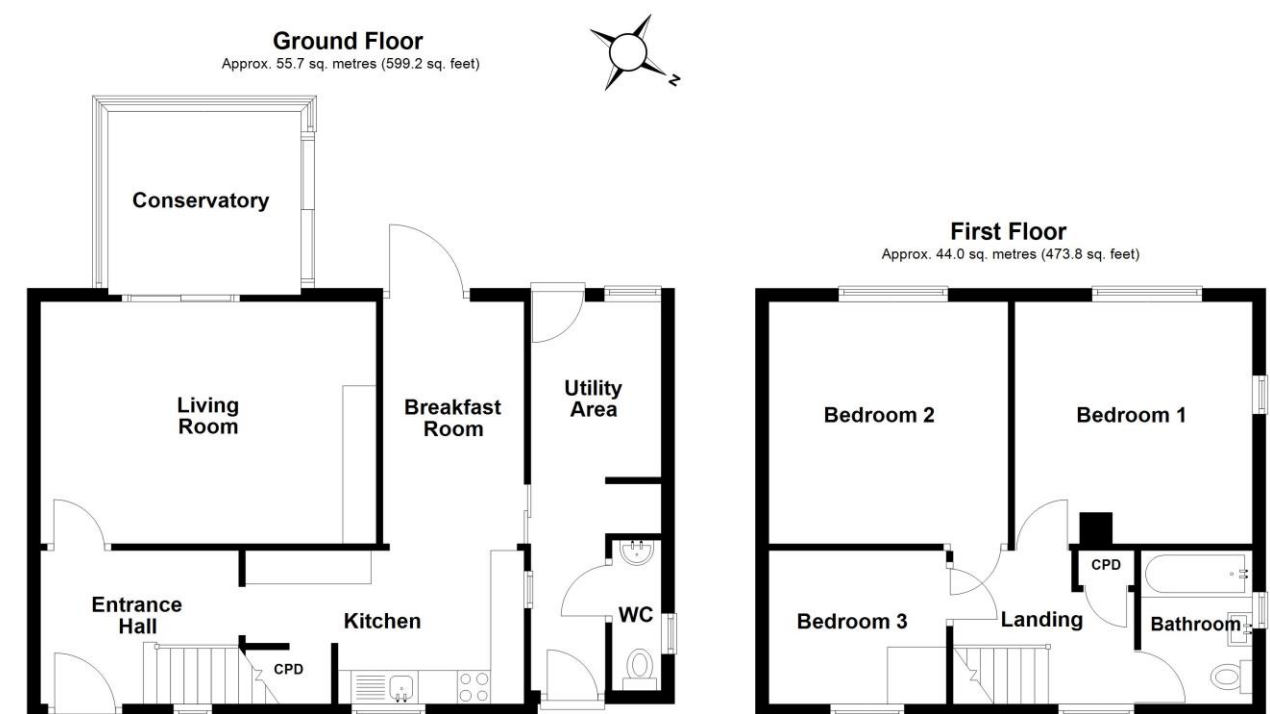
BEDROOM 2: 3.51m x 3.43m (11'6" x 11'3") Dual aspect room with double glazed windows to front and side aspects, radiator.

BEDROOM 3: 2.54m x 2.21m (8'4" x 7'3") Built-in cupboards and wardrobes, shelving unit, radiator, double glazed window to front aspect.

BATHROOM/WC: 2.29m x 1.68m (7'6" x 5'6") Bath with shower attachment, pedestal wash hand basin, WC, fully tiled walls, radiator, double glazed window with patterned glass.

OUTSIDE: Quietly situated with pedestrian access only, the property enjoys a lawned front garden with patio pathway, the pathway is giving access to the property with flower and shrub beds. The rear garden is a generous size, enclosed by timber fencing comprising of a good size patio sun terrace area, level lawned area of garden with raised flower and shrub beds.

FLOOR PLAN:



Total area: approx. 99.7 sq. metres (1073.0 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 epcolutions.co.uk Plan produced using PlanUp.

6 Glebe Close, EXMOUTH