



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.

1 Laburnum Close, Exmouth, EX8 5PT

GUIDE PRICE

£385,000

TENURE Freehold



A Well Presented Detached House In A Favoured Cul-De-Sac Location
Close To Amenities With Ample Parking, Garage And Superb
Generously Sized Rear Garden

Entrance Vestibule And Reception Hall * Stylish Modern Kitchen * Good Size Lounge/Dining Room * Conservatory * Ground Floor Cloakroom/Wc * Three First Floor Bedrooms * Modern Bathroom Suite With Whirlpool Bath * Gas Central Heating * Double Glazed Windows * Super Family Home

1 Laburnum Close, Exmouth, EX8 5PT

THE ACCOMMODATION COMPRISSES: Composite front door with patterned glass inset to:

ENTRANCE VESTIBULE: Double glazed window, decorative wall archway giving access through to:

RECEPTION HALL: Stairs rising to first floor landing, useful understairs cupboard beneath, radiator, telephone point.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback, WC, double glazed window with patterned glass.

KITCHEN: 2.97m x 2.49m (9'9" x 8'2") A stylish modern kitchen fitted with range of patterned work surfaces with matching splashbacks, range of cupboards, drawer units, pull-out refuse drawer beneath working surfaces, inset one and a half bowl single drainer sink unit with mixer tap, electric cooker point with extractor hood over, range of wall mounted cupboards with concealed lighting beneath, recessed ceiling spotighting, double glazed window to front aspect, wood-effect flooring, space for upright fridge/freezer.

LOUNGE/DINING ROOM: 4.95m x 4.85m (16'3" x 15'11") maximum overall measurement. A spacious 'L'-shaped room with two radiators, TV point, double glazed window to rear aspect, sliding patio doors opening onto:

CONSERVATORY: 2.87m x 2.31m (9'5" x 7'7") A useful addition to the accommodation, power and light connected, double glazed windows, sliding double glazed doors opening onto the rear garden.

FIRST FLOOR LANDING: Double glazed window to side elevation enjoying a pleasant outlook, access to roof space, linen over stairwell recess housing modern gas boiler for hot water and central heating.

BEDROOM 1: 4.09m x 3.02m (13'5" x 9'11") Double glazed window to rear aspect, built-in range of wardrobes and storage cupboards providing ample storage space, radiator.

BEDROOM 2: 3.05m x 2.69m (10'0" x 8'10") Built-in wardrobe, radiator, double glazed window to front aspect.

BEDROOM 3: 2.9m x 1.88m (9'6" x 6'2") uPVC double glazed window to rear aspect, radiator.

BATHROOM/WC: Comprising of whirlpool bath, vanity style wash hand basin, WC with concealed cistern and push button flush, chrome heated towel rail, attractive fully tiled walls, double glazed window with patterned glass.

OUTSIDE: To the front of the property is a double width parking area with further driveway leading from this area providing further parking into a GARAGE. Lawned area of front garden. A side pathway and gate gives access through to the rear garden, which is a real feature of the property being generous in size, comprising of an extensive of lawned garden with patio sun terrace adjoining the rear of the property, raised flower beds and raised decked sun terrace with balustrade, ideally positioned to gain the best of the afternoon sun, providing ideal space for outside entertaining.

GARAGE: Power and light connected. Plumbing for automatic washing machine. Side door giving access to the rear garden.

AGENTS NOTE: Plans were drawn up for an extension and are available upon request (planning permission is now lapsed).

FLOOR PLAN:



Total area: approx. 76.9 sq. metres (828.3 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 eplansolutions.co.uk
Plan produced using PlanUp.

1 Laburnum Close, EXMOUTH