



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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6 Highview Gardens, Exmouth, EX8  
2JR

GUIDE PRICE  
**£259,950**  
TENURE Freehold



**A Three Bedroom Mid Terrace House Ideally Located Only A Short Distance From The Town Centre, Seafront And Train Station, Offered For Sale With No Ongoing Chain**

Newly Decorated Accommodation \* Reception Hall \* Spacious Lounge And Dining Area \* Sun Room \* Good Size Kitchen \* Three First Floor Bedrooms, Bathroom/Wc \* Gas Central Heating \* Double Glazed Windows Where Stated \* Enclosed Rear Garden



**6 Highview Gardens, Exmouth, EX8 2JR**

**THE ACCOMMODATION COMPRISES:** uPVC double glazed front door with patterned glass with matching picture window side screen to:

**RECEPTION HALL:** Wood-effect flooring, radiator, cupboard housing electric meter and consumer unit.

**LOUNGE/DINING ROOM:** 5.59m x 4.57m (18'4" x 15'0") A bright open room. Dining Area: Radiator, access to understairs storage space with large opening through to the Living Area: With wooden fire surround housing electric fire, TV point, radiator, window to rear aspect, sliding double glazed patio doors to:

**SUN ROOM:** 4.7m x 1.91m (15'5" x 6'3") A useful addition to the accommodation with radiator, wall lighting, windows and part glazed door overlooking and giving access to the garden.

**KITCHEN:** 3.28m x 2.69m (10'9" x 8'10") Fitted with wood-effect worktops with attractive rustic style tiled surrounds, cupboards, drawer units and appliance spaces beneath worktops, inset circular single drainer sink unit with mixer tap, inset four ring gas hob with stainless steel chimney style extractor hood over with oven below, wall mounted cupboards including two glass fronted display units, shelved cupboard housing the gas meter, radiator, double glazed window to front aspect.

**FIRST FLOOR LANDING:** Access to roof space, cupboard over stairwell housing Vaillant gas boiler for hot water and central heating.

**BEDROOM 1:** 4.09m x 2.72m (13'5" x 8'11") Double glazed window to rear aspect, built-in wardrobe, radiator.

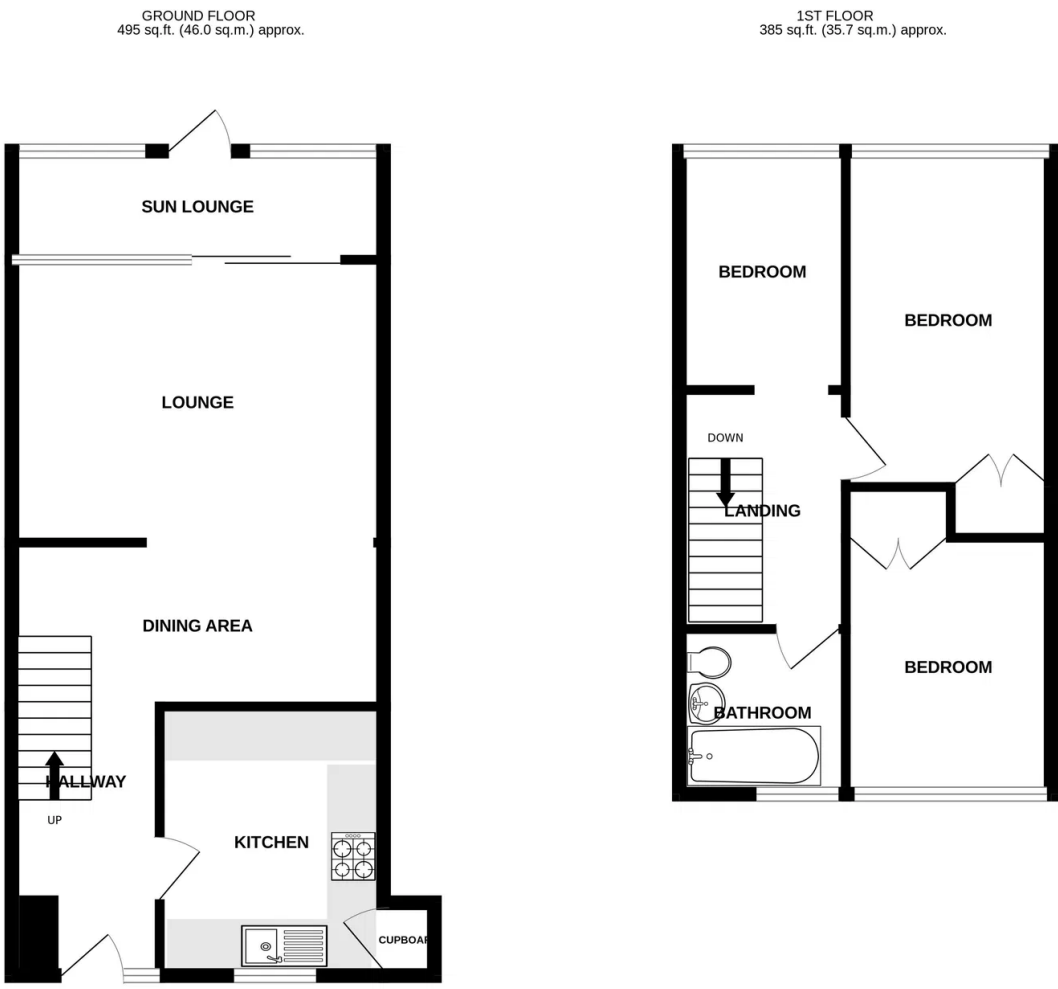
**BEDROOM 2:** 3.2m x 2.72m (10'6" x 8'11") Built-in wardrobe, radiator, double glazed window to front aspect.

**BEDROOM 3:** 2.87m x 1.73m (9'5" x 5'8") Radiator, TV point, double glazed window to rear aspect.

**BATHROOM/WC:** 2.08m x 1.73m (6'10" x 5'8") White suite comprising bath with shower unit over, pedestal wash hand basin, WC with push button flush, radiator, fitted mirror, fully tiled walls, double glazed window with patterned glass.

**OUTSIDE:** To the front of the property there is a decorative stone garden with pathway leading to the property. To the rear is an enclosed garden with rear pedestrian access and comprising of patio sun terrace, artificial lawn garden area. Directly to the front of the property is a lawned communal garden area.

**FLOOR PLAN:**



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.  
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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