



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

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.

95 Park Drive, Exmouth, EX8 2FQ

GUIDE PRICE
£450,000
TENURE Freehold



A Deceptively Spacious High Quality Home With Delightful Accommodation Arranged Over Three Floors Enjoying A Wonderful Position On This Highly Desirable Modern Development With Good Rural Views, Private Secluded Rear Garden, Driveway And Garage

Stunning Accommodation Of Over 1500 Sq Ft * Kitchen/Breakfast/Sitting Room * Study/Fifth Bedroom * Spacious Lounge * Four First Floor Bedrooms – Main Bedroom With En-Suite Shower Room/Wc * Family Bathroom Suite * Beautiful Gardens * Driveway And Garage * Viewing Strongly Recommended

45 Park Drive, Exmouth, EX8 2FQ

Pennys are delighted to offer for sale this wonderful three-storey home built to the sought after 'Durdle' design, which offers over 1500 sq ft of accommodation which includes a ground floor open-plan kitchen/dining/sitting room, ground floor study/bedroom 5 and cloakroom/wc, lower ground floor sitting room with bi-fold doors opening onto the landscaped secluded sunny aspect gardens, four first floor bedrooms, en-suite shower room and family bathroom suite. Enjoying a wonderful position on a sought-after development with rural views a viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: Entrance canopy, outside light, double glazed front door with matching picture window side screen, giving access to:

SPACIOUS RECEPTION HALL: A fine entrance to the property with stairs leading down to the sitting room and stairs rising to first floor bedroom suites. Cupboard housing gas boiler and electric consumer unit, electric meter. Radiator.

CLOAKROOM/WC: 1.91m x 1.4m (6'3" x 4'7") Fitted with pedestal wash hand basin with splashback, WC with push button flush, radiator, ceiling extractor fan.

STUDY/BEDROOM 5: 3.66m x 2.92m (12'0" x 9'7") maximum overall measurement. Double glazed window to front aspect, radiator, TV point, telephone point.

KITCHEN/DINING/SITTING ROOM: 5.72m x 4.75m (18'9" x 15'7") maximum overall measurement. A superb open-plan room comprising of a range of patterned working surfaces extended to provide a good size breakfast bar with matching splashbacks, range of cupboard and drawer units beneath working surfaces. Inset single drainer one and a half bowl sink unit with mixer tap, four ring gas hob with matching splashback and extractor hood over, built-in double oven with cupboards above and below, integrated fridge and freezer, recessed ceiling spotlighting in kitchen and dining area, with downlighter in sitting room area. Two radiators, two sets of double glazed windows to rear aspect enjoying a lovely rural outlook, wood-effect flooring.

UTILITY AREA: 1.68m x 1.22m (5'6" x 4'0") Fitted with matching units and worktops with splashback, with cupboards and integrated washing machine, ceiling extractor fan, wood-effect flooring.

LOWER GROUND FLOOR RECEPTION HALL: Access to good size understairs storage cupboard and door to:

LOUNGE: 5.94m x 5.72m (19'6" x 18'9") maximum overall measurement. A most spacious and bright room with double glazed bi-fold doors opening onto the rear garden and again enjoying views towards nearby farmland. A bright room with three radiators, TV point.

FIRST FLOOR LANDING: Access to roof space, radiator.

BEDROOM 1: 3.61m x 3.28m (11'10" x 10'9") Double glazed window to rear aspect enjoying a lovely outlook over nearby farmland, radiator.

EN-SUITE SHOWER ROOM/WC: 2.08m x 1.17m (6'10" x 3'10") With good size shower tiled cubicle with shower unit and sliding shower splash screen doors, pedestal wash hand basin with matching tiled splashback, WC with push button flush, radiator, ceiling extractor fan.

BEDROOM 2: 3.51m x 2.82m (11'6" x 9'3") A good size double bedroom with double glazed window to front aspect, radiator.

BEDROOM 3: 2.84m x 2.51m (9'4" x 8'3") Built-in linen cupboard with slatted shelving, radiator, double glazed window to front aspect.

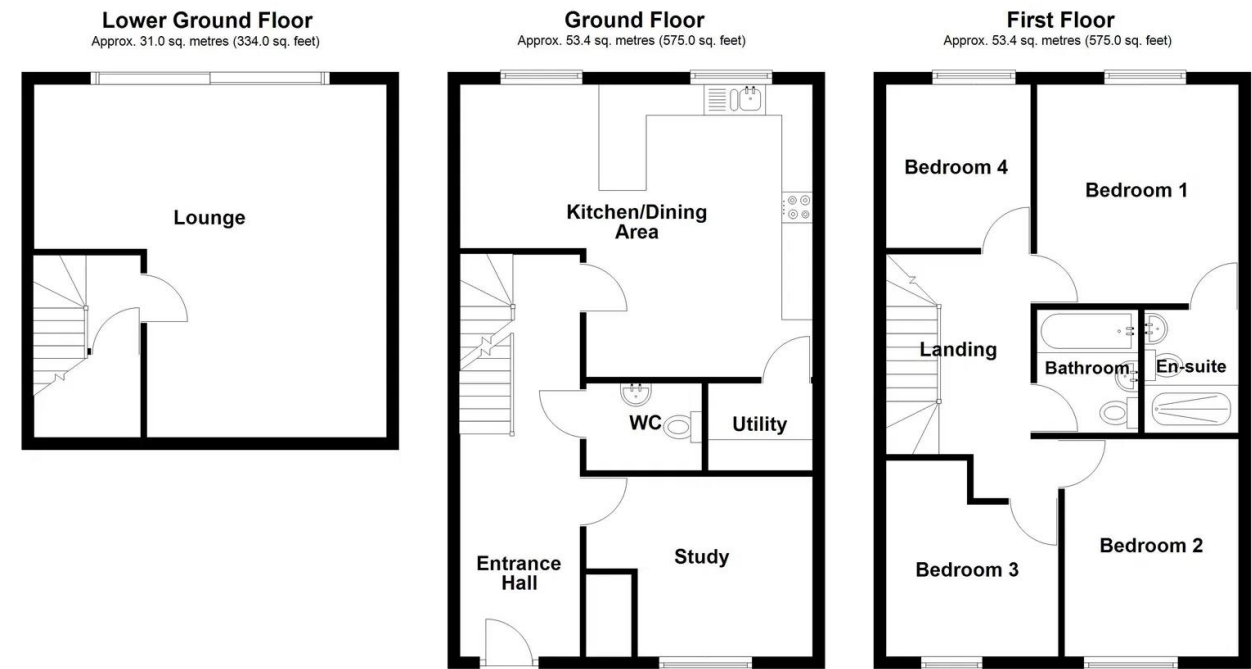
BEDROOM 4: 2.79m x 1.75m (9'2" x 5'9") plus full length floor to ceiling built-in wardrobes with four sliding doors (two mirror fronted) with dual clothes rail and shelving, radiator, double glazed window to rear aspect, again gaining a lovely rural outlook.

BATHROOM/WC: 2.03m x 1.68m (6'8" x 5'6") Comprising of bath, shower unit, shower splash screen, tiled surrounds, pedestal wash hand basin with matching tiled splashback, WC with push button flush, radiator, ceiling extractor fan.

OUTSIDE: To the front of the property is a lawned area of garden with hedging and patio pathway giving access to the property, side driveway provides off road parking leading to the GARAGE. Patio side pathway gate with steps leading down to the landscaped rear garden which enjoys a high degree of privacy and seclusion with a good size patio sun terrace ideal for outside entertaining with well stocked flower and shrub beds, further patio area with TIMBER SUMMER HOUSE with glazed double doors providing a wonderful outside covered seating area. TIMBER GARDEN SHED. Outside power socket.

GARAGE: 6.25m x 3.18m (20'6" x 10'5") Power and light connected, storage above.

FLOOR PLAN:



Total area: approx. 137.9 sq. metres (1484.0 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.

46 Park Drive, Exmouth