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54 Maple Drive, Exmouth, EX8 5NR

GUIDE PRICE
£300,000
TENURE Freehold



**A Bright And Well Presented Three Bedroom Semi-Detached House
Situating In A Popular Location Close To Amenities And Enjoying
Estuary Views From The Rear Elevation**

Reception Hall * Lounge / Dining Room * Kitchen * Three First Floor
Bedrooms * Shower room/WC * Double Glazed Windows * Gas Central
Heating * Driveway And Single Garage * Ideal Family Home
No Onward Chain

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door with uPVC patterned glass side panel giving access to:

RECEPTION HALL: With stairs rising to the first floor and useful understairs storage cupboard; coat rack; radiator; timer control for central heating; telephone point; central ceiling light.

GROUND FLOOR CLOAKROOM / WC: Comprising of space saver wash hand basin with mixer taps over; close coupled WC; ceiling light extractor fan; laminate flooring.

LOUNGE / DINING ROOM: 6.71m x 3.37m (22'0" x 11'0.8") Overall maximum measurement narrowing at dining room end to 7' 5" (2.26m). A bright and spacious room with uPVC double glazed window to front elevation and uPVC double glazed sliding patio doors opening onto the rear garden; feature fireplace set in marble hearth with matching inset; television point; additional wall lights; two radiators; power points.

KITCHEN: 3.05m x 2.24m (10'0" x 7'4") Comprising of stainless steel single drainer sink unit with mixer tap over set in patterned work surface with cupboards and drawer units beneath; further patterned work surfaces with additional cupboards and plumbing for automatic washing under; matching range of wall units at eye-level; space for upright fridge / freezer; electric cooker point with concealed extractor hood over; wall mounted Worcester gas boiler serving domestic hot water and central heating; tiled surrounds; laminate tiled effect flooring; ceiling light; uPVC double glazed window to rear elevation and uPVC double glazed door giving access to the rear garden.

FIRST FLOOR LANDING: uPVC double glazed window to side aspect; linen cupboard over stairwell recess with fitted shelving; access to roof space with power and light connected; doors leading to:

BEDROOM ONE: 3.51m x 3.4m (11'6" x 11'2") uPVC double glazed window to front aspect; built-in range of bedroom furniture incorporating a range of wardrobes and wall mounted cupboards; radiator; television point; power points; central ceiling light.

BEDROOM TWO: 3.25m x 3.28m (10'8" x 10'9") uPVC double glazed window to rear elevation enjoying an excellent open outlook across the town towards the estuary and coastline in the distance; radiator; TV point; power points; central ceiling light.

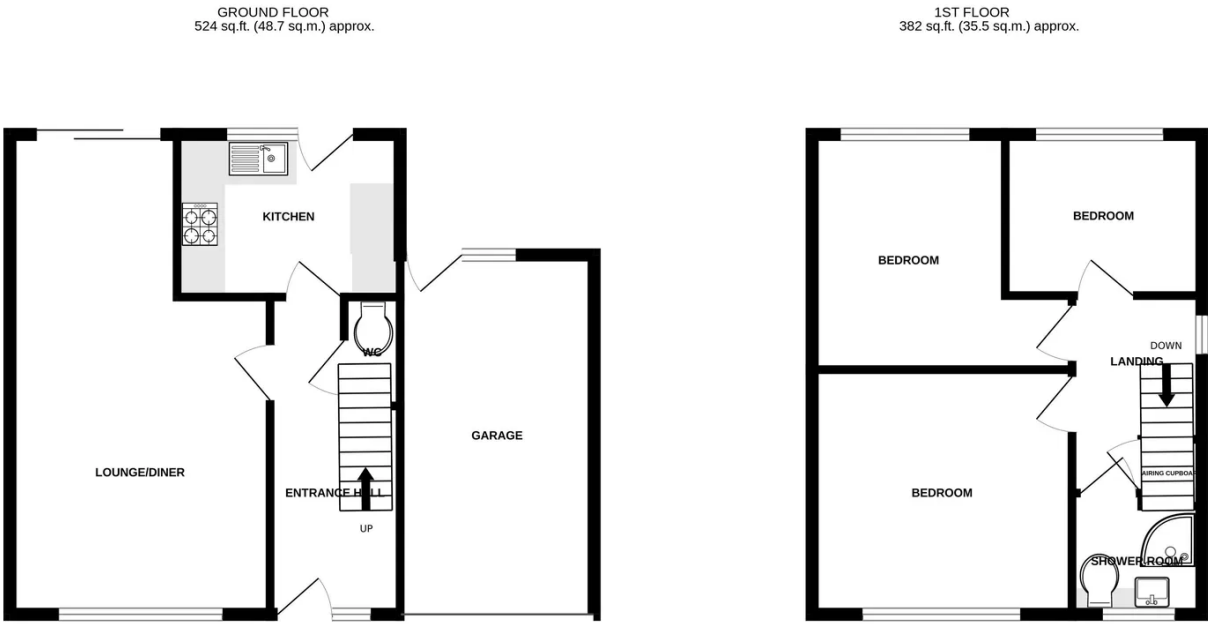
BEDROOM THREE: 2.74m x 2.29m (9'0" x 7'6") uPVC double glazed window to rear elevation again enjoying a lovely open outlook with views towards the estuary and coastline beyond; radiator; fitted shelving; power points; central ceiling light.

SHOWER ROOM / WC: 1.8m x 1.68m (5'11" x 5'6") Comprising of tiled corner shower cubicle with fitted Mira shower unit and detachable hose; curved shower splash screen doors and shower tray; vanity unit with wash hand basin and display surface to one side and chrome mixer tap; mirrored wall cabinet; cupboards with concealed cistern push button WC; attractive fully tiled walls; chrome heated towel rail with individual thermostat control; uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property is a lawned area of garden with a driveway providing off-road parking and leading to a garage. The rear garden is fully enclosed and comprises of a lawned area of garden with patio sun terrace.

GARAGE: 5.18m x 2.36m (17'0" x 7'9") With up and over door, power and light connected, uPVC glazed door giving direct access to the rear garden; gas and electric meters; cold water tap. The garage roof has recently been replaced.

FLOOR PLAN:



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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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