



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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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1 Morven Drive, Exmouth, EX8 3LZ

GUIDE PRICE
£450,000
TENURE Freehold



A Beautifully Presented And Extended Semi Detached House Enjoying A Favoured And Convenient Cul De Sac Location With Attractive, Good Size Level Rear Garden, Driveway And Garage.

Entrance Walkway And Reception Hall * Ground Floor Cloakroom/WC * Spacious Lounge Opening To Dining Area Extension * Three First Floor Bedrooms * Stylish Bathroom Suite Double Glazed Windows And Gas Central Heating * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Upvc front door giving access to:

ENTRANCE PORCH AND WALKWAY: With courtesy lighting; Upvc double glazed window with patterned glass to front elevation; access to GARAGE; further Upvc double glazed door with frosted glass giving access to the rear garden.

Upvc front door with patterned glass giving access to:

RECEPTION HALL: Wood flooring; radiator; double glazed window to side aspect; electric consumer unit; turning staircase rising to first floor landing with useful understairs storage cupboard beneath, with useful built-in desk.

GROUND FLOOR CLOAKROOM/WC: Fitted with wall mounted wash hand basin; WC with push button flush; fully tiled walls; tiled flooring; recessed ceiling spotlighting; double glazed window with patterned glass.

LOUNGE WITH OPENING THROUGH TO DINING ROOM EXTENSION: A most spacious and bright room with double glazed window to front aspect; chimney recess; marble hearth; television point; recessed ceiling spotlighting; two radiators; opening through to:

DINING ROOM EXTENSION: A bright extension to the living area with double glazed lantern window; double glazed windows to side and rear aspects and double glazed double doors opening on to the rear garden; radiator; recessed ceiling spotlighting.

KITCHEN: Stylishly fitted with a range of patterned worktops with matching splashbacks with tiling over; cupboards with carousel units and drawer units; fridge, integrated dishwasher and plumbing for automatic washing machine beneath worktops; five ring gas hob with stainless steel splashback with lighting over; matching chimney style extractor hood over with light; built in double oven with cupboards above and below; wall mounted cupboards with concealed lighting beneath; one housing gas boiler for hot water and central heating; television point; double glazed window overlooking the rear garden; double glazed door with patterned glass to side walk way.

FIRST FLOOR LANDING: Access to fully insulated and boarded roof space.

BEDROOM ONE: Full length floor to ceiling built in wardrobes with triple mirror fronted doors. Upvc double glazed window to rear aspect; radiator.

BEDROOM TWO: Another good size double bedroom with radiator housed in feature radiator cover; double glazed window to front aspect.

BEDROOM THREE: A good size third bedroom with radiator; double glazed window to rear aspect.

BATHROOM/WC: A modern stylish suite comprising bath with shower attachment and fixed rainfall shower head hose; shower splash screen; wall mounted wash hand basin with fitted mirror over; WC with push button flush; fully tiled walls; tiled flooring; double glazed window with patterned glass.

OUTSIDE: The front garden is attractively planned with large block paved area with central and corner display; driveway providing off road parking leading to the GARAGE. The rear garden is a wonderful feature of the property being generous in size and level; fully enclosed by timber garden fencing; beautifully landscaped with large lawned garden with palm trees; patio sun terrace areas and patio pathway leading down the full length of the garden; timber garden shed; outside power sockets.

GARAGE: With power and light connected; up and over door; side door to covered walk way.

FLOOR PLAN:

