



Awaiting EPC

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7 Chestnut Close, Exmouth, EX8 5NG

GUIDE PRICE

£250,000

TENURE Freehold



**A Beautifully Presented Modern End Of Terrace Two Bedroom House
Located In Favoured Cul-De-Sac Convenient To A Range Of Amenities**

Entrance Porch • Attractive Lounge
Open Plan Modern Kitchen • Double Glazed Conservatory/Utility Area
Two First Floor Double Bedrooms • Modern Stylish Bathroom Suite
Gas Central Heating Via Modern Boiler • Double Glazed Windows
Attractive Front & Rear Gardens • Garage In A Block Nearby

rightmove

PENNYS ESTATE AGENTS

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door giving access to:

ENTRANCE PORCH: With wood effect flooring; cupboard housing meters; uPVC double glazed windows; inner door giving access to:

LOUNGE: - 4.8m x 3.48m (15'9" x 11'5") An attractive room with uPVC double glazed window to front aspect enjoying estuary glimpses; wood effect flooring; television point; telephone point; radiator; staircase rising to the first floor landing with useful understairs storage cupboard beneath; door to:

KITCHEN/DINING ROOM: - 4.88m x 2.77m (16'0" x 9'1") with wood effect flooring throughout. KITCHEN AREA: Fitted with a range of work top surfaces with tiled surrounds; inset single drainer sink unit; base cupboards, drawer units, space and plumbing for washing machine beneath; matching range of wall mounted cupboards; gas Leisure cooker with chimney style extractor hood over with light; ceiling spotlighting; wall mounted modern gas boiler serving domestic hot water and central heating; uPVC double glazed window to rear aspect. DINING AREA: With radiator; sliding uPVC double glazed doors opening to:

CONSERVATORY/UTILITY AREA: - 2.13m x 1.73m (7'0" x 5'8") A very useful area with wood effect flooring; fitted work top surface with space for tumble dryer beneath and shelving over; uPVC double glazed window; door giving access into the rear garden.

FIRST FLOOR LANDING: With access to roof space; radiator; doors to:

BEDROOM ONE: - 3.89m x 3.56m (12'9" x 11'8") into wall recess. A most bright and spacious main bedroom with double glazed window to front aspect enjoying a lovely open outlook with views towards the estuary and coastline beyond; radiator; built-in double wardrobe with clothes rail and shelving; further built-in single wardrobe with clothes rail and shelving; linen cupboard with slatted shelving over stairwell recess.

BEDROOM TWO: - 3.35m x 2.9m (11'0" x 9'6") uPVC double glazed window to rear aspect; radiator.

BATHROOM/WC: - 1.78m x 1.68m (5'10" x 5'6") Stylishly re-fitted with a quality suite comprising of a bath with fixed and detachable shower unit and shower splash screen; pedestal wash hand basin with chrome mixer tap; WC with push button flush; chrome heated towel rail; beautifully extensively tiled walls and matching tiled flooring; ceiling extractor fan; uPVC double glazed window with patterned glass.

OUTSIDE: Located in a sought after cul-de-sac the property enjoys a slightly elevated position with a few patio steps and pathway giving access to the property. There is a lawned area of front garden with decorative stone border and flower beds. A side patio pathway with gate leads through to the REAR GARDEN which is a lovely feature of the property enjoying patio sun terrace area ideal for al-fresco dining/entertaining; lawned area of garden edged with shrub beds; timber garden shed. A pedestrian rear gate gives access to a GARAGE located in a block close by. Outside cold water tap and outside lighting.

MORTGAGE ASSISTANCE: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help irrelevant of which estate agent you finally buy through. For a free initial, no obligation chat please contact us on 01395 264111 to arrange an appointment.

FLOOR PLAN:

