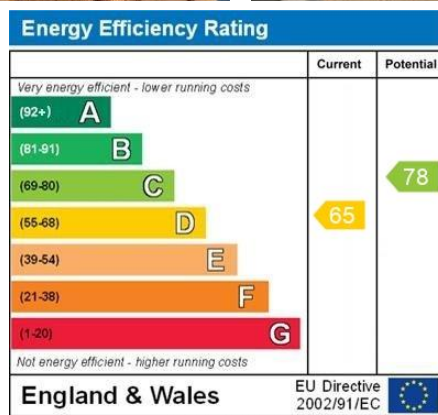




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7 Chestnut Close, Exmouth, EX8 5NG

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

7 Chestnut Close, Exmouth, Devon, EX8 5NG

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.

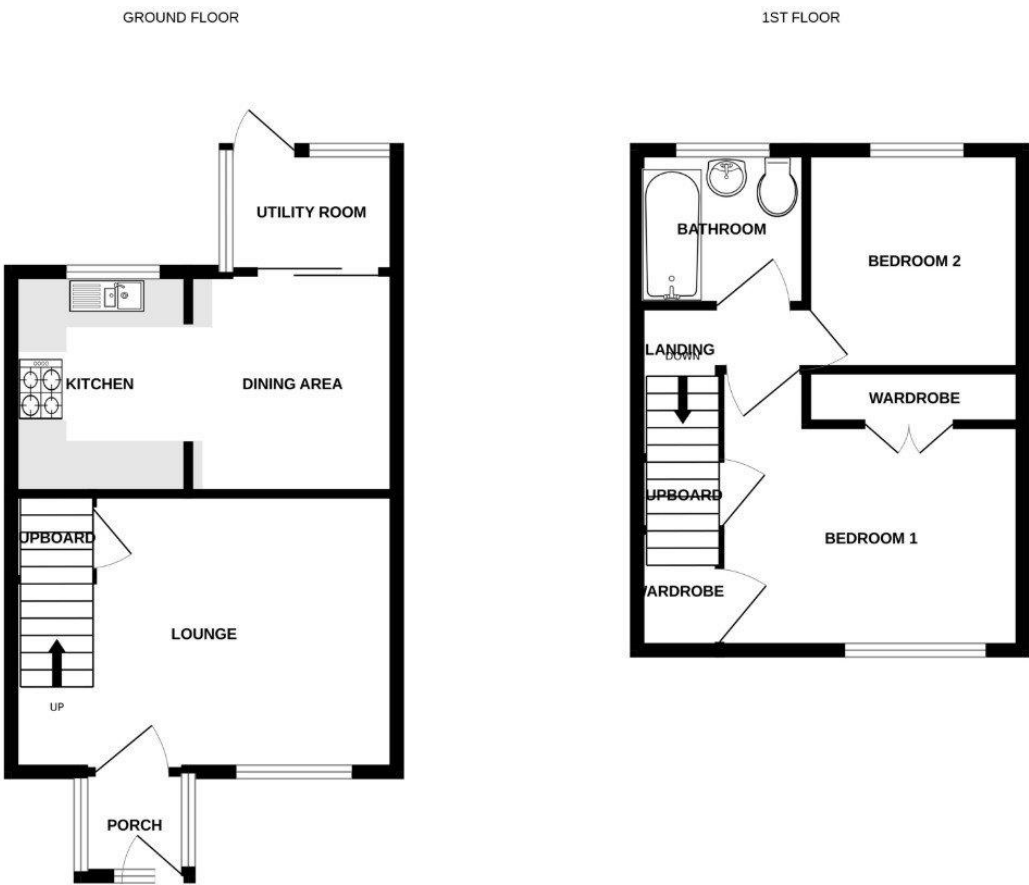
BEDROOM TWO: - 3.35m x 2.9m (11'0" x 9'6") uPVC double glazed window to rear aspect; radiator.

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:



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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