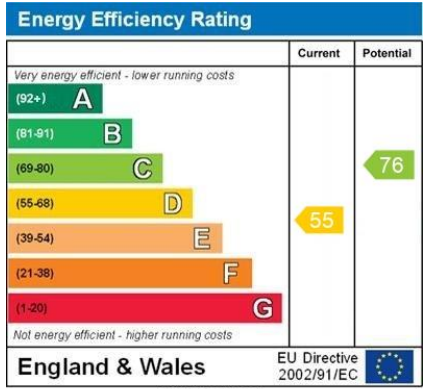




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys 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.

42 Churchill Road, Exmouth, EX8 4DR

GUIDE PRICE
£249,950
TENURE Freehold



A Mid Terraced Three Bedroom House Situated In A Popular And Convenient Location With Accommodation That Could Now Benefit From A Programme Of Refurbishment.

Entrance Hall * Lounge * Kitchen/Dining Room * Three First Floor Bedrooms
Bathroom/WC * Enclosed Rear Garden * Garage

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THE ACCOMMODATION COMPRISES: Upvc front door to:

ENTRANCE HALLWAY: Staircase rising to first floor with useful understairs storage cupboard beneath; wide opening through to:

LOUNGE: 4.88m x 3.05m (16'0" x 10'0") Window to front aspect; living flame effect gas fire; television point.

KITCHEN/DINING ROOM: 4.57m x 2.57m (15'0" x 8'5") Worktops with tiled surrounds; inset single drainer sink unit with cupboards; plumbing for automatic washing machine and further appliance space beneath worktops; cupboard housing the gas warm air boiler; eye level cupboards; window to rear aspect; double glazed door to rear garden.

FIRST FLOOR LANDING: Access to roof space; fitted cupboard.

BEDROOM ONE: 4.06m x 2.72m (13'4" x 8'11") Window to front aspect; fitted linen cupboard housing water tank with immersion heater; built in wardrobe.

BEDROOM TWO: 2.87m x 2.34m (9'5" x 7'8") Window to rear aspect.

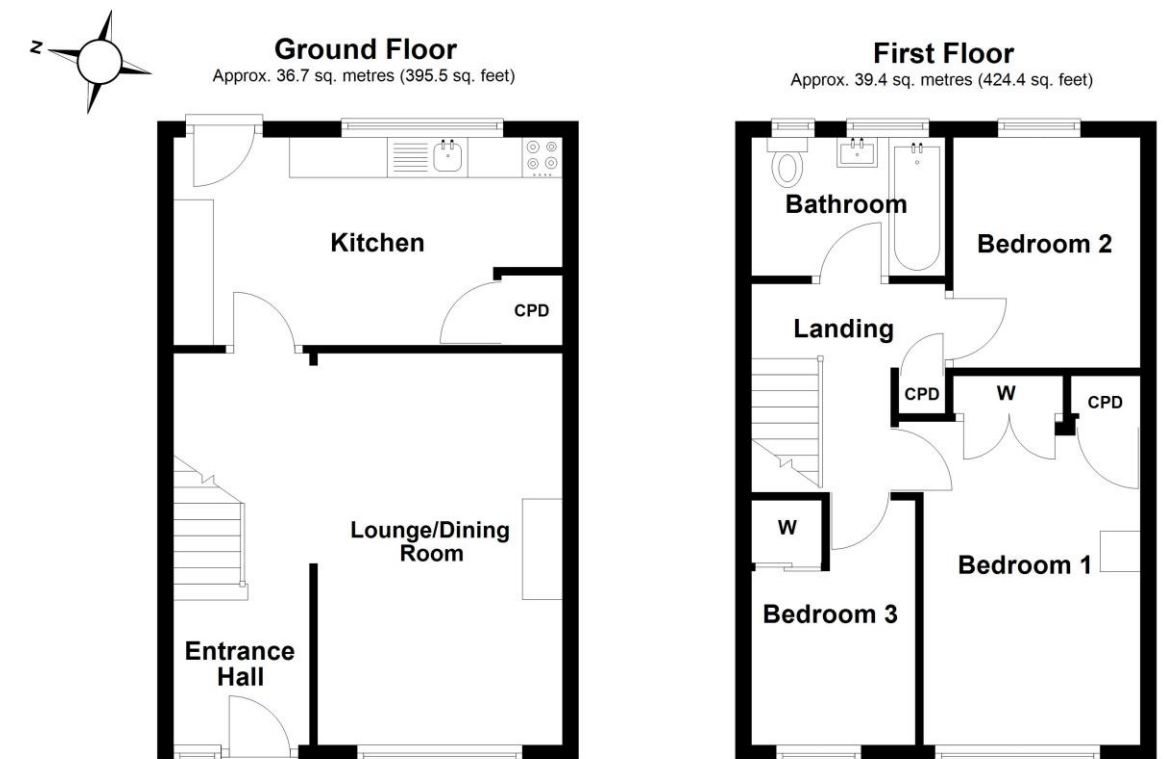
BEDROOM THREE: 3.1m x 2.03m (10'2" x 6'8") Window to front aspect; fitted cupboard over stairwell recess.

BATHROOM/WC: 2.39m x 1.73m (7'10" x 5'8") Comprising bath; wash hand basin; WC; tiling to splash prone areas; two windows with patterned glass.

OUTSIDE: To the front of the property there is a lawned garden with steps and hand rail giving access to the front door. To the rear there is an enclosed garden with rear pedestrian gate to service lane and direct door in to the GARAGE. The garden enjoys a high degree of privacy with well stocked flower and shrub beds.

GARAGE: With up and over door; power and light connected.

FLOOR PLAN:



Total area: approx. 76.2 sq. metres (819.9 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.

42 Churchill Road, EXMOUTH