



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

GUIDE PRICE

£475,000

TENURE Freehold



A Superb Detached Chalet Style Bungalow Significantly Extended And Much Improved High Quality Accommodation With Landscaped Gardens, Ample Parking And Situated In A Most Favourable Location.

Stunning Extended Kitchen/Breakfast/Dining Room And Spacious Lounge * Two Ground Floor Double Bedrooms * Stylish Shower Room/WC * Cloakroom/WC * First Floor Useful Attic Room * Enclosed Landscaped Rear Garden * Ample Parking * Garage And Store * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Newly installed composite front door with feature patterned window inset to:

ENTRANCE PORCH: Courtesy light; inner part glazed door to:

RECEPTION HALL: Wood effect flooring; radiator.

LOUNGE: 4.55m x 4.5m (14'11" x 14'9") A bright spacious room with large Upvc double glazed window to front aspect gaining views towards the Estuary and coastline beyond; Upvc double glazed door giving access to front patio sun terrace which provides a lovely outside seating area. The room itself is fitted with wood effect flooring; television point; radiator; living flame fireplace.

KITCHEN/DINING ROOM: 6.58m x 4.52m (21'7" x 14'10") narrowing to 10'10" A stunning room providing a superb 'hub' of the property with feature vaulted style ceiling in kitchen area with two double glazed Velux windows (affording and abundance of light into the room); Upvc double glazed window and double glazed bi-fold doors open onto the rear garden. The kitchen is stylishly fitted with compact laminate work tops with matching splashback with sink unit and integrated drainer; range of cupboards and drawer units; integrated dishwasher; breakfast bar island unit with matching compact laminate worktop with further cupboards beneath; Rangemaster oven with matching stainless steel chimney style extractor hood over with light; space for upright fridge freezer; upright larder style cupboard; cupboard housing modern gas boiler for hot water and central heating; recessed utility area with plumbing for automatic washing machine and tumble dryer space with additional cupboards and larder style cupboard with Upvc double glazed window with frosted glass; recessed ceiling spotlighting with downlighter over the breakfast bar area two radiators; tile effect flooring.

GROUND FLOOR BEDROOM ONE: 3.66m x 2.95m (12'0" x 9'8") With wood effect flooring; radiator; built in wardrobe with clothes rail and light; television point; double glazed bi-fold doors with fitted blinds opening on to the rear garden.

GROUND FLOOR BEDROOM TWO: 3.02m x 3.63m (9'11" x 11'11") Wood effect flooring; radiator; Upvc double glazed window to front aspect gaining views towards the Estuary and coastline beyond.

GROUND FLOOR SHOWER ROOM/WC: 2.59m x 1.47m (8'6" x 4'10") Stylishly fitted with quality suite comprising of double sized ease of access shower tray with shower splash screen walls; fixed rainfall shower head hose and detachable hose; pedestal wash hand basin; WC with push button flush; chrome heated towel rail; tiled walls; recessed ceiling spotlighting; double glazed window with frosted glass.

CLOAKROOM/WC: Fitted with a vanity style space saver wash hand basin; WC with push button flush; fully tiled walls; radiator; tiled flooring; Upvc double glazed slimline window with frosted glass.

From the reception hall, door and staircase rises to:

FIRST FLOOR USEFUL ATTIC ROOM: 8.38m x 4.37m (27'6" x 14'4") A bright and spacious versatile room with Upvc double glazed windows to side elevations and triple Velux windows with fitted blinds gaining lovely views of the estuary and coastline in the distance; two radiators; access to boarded eaves; recessed ceiling LED spotlighting; television point; wood effect flooring.

OUTSIDE: The property is approached via a double width parking area with decorative stone front garden with patio sun terrace. The driveway extends to the side of the bungalow providing further off road parking and leading to the GARAGE; outside cold water tap. A wooden side gate gives access through to the fully enclosed and secluded rear garden. The rear garden is a beautiful feature of the property, being planned and landscaped with ease of maintenance in mind. Comprising of patio sun terrace areas; raised decked sun terrace providing excellent outside entertaining areas of artificial lawned garden with outside lighting and power sockets.. A side pathway and gates gives access back round to the front of the property.

GARAGE: 4.88m x 2.59m (16'0" x 8'6") With electric roller door; power and light connected; opening through to:

WORKSHOP: 3.05m x 2.44m (10'0" x 8'0") Further storage area; power and light connected; Upvc giving direct access to the rear garden.

FLOOR PLAN:

