



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(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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58 Brixington Drive, Exmouth, EX8 4HJ

GUIDE PRICE
£379,950
TENURE Freehold



A Beautifully Presented Three Bedroom Detached Bungalow Enjoying Impressive Well Planned Corner Gardens With Driveway And Garage.

Reception Hall * Modern Fitted Kitchen * Bright Dual Aspect Sitting/Dining Room * Three Good Size Bedrooms * Stylish Modern Shower Room/WC * Owned Solar Panels * Double Glazed Windows * Gas Central Heating * Viewing Highly Recommended

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THE ACCOMMODATION COMPRISES: Upvc front door with patterned window inset giving access to:

RECEPTION HALL: Radiator; recessed ceiling spotlighting; utilities cupboard with plumbing for automatic washing machine, clothes rail and coats rail; gas boiler for hot water and central heating; opening to:

KITCHEN: 3.4m x 2.0m (11'3 x 6'6) A stylish and well equipped kitchen comprising of patterned work surfaces with splashback surrounds; cupboards and drawer units beneath worktops; wall mounted cupboards with concealed lighting beneath; single drainer sink unit with mixer tap; gas cooker point with matching tiled splashback; stainless steel chimney style extractor hood over with light; upright storage cupboards, one housing the consumer unit and solar panel meter; space for upright fridge/freezer; stylish upright radiator; recessed ceiling spotlighting; Upvc double glazed window to rear aspect and Upvc double glazed door with patterned glass giving access to outside.

SITTING/DINING ROOM: 5.0m x 3.7m (16'4 x 12'0) A bright dual aspect room with two sets of Upvc double glazed windows to front and side aspects giving a lovely outlook over the garden areas; three radiators; television point; access from both the reception hall and the kitchen.

INNER HALLWAY: With access to loft space; recessed ceiling spotlighting.

BEDROOM ONE: 4.2m x 3.3m (13'10 x 10'10) Upvc double glazed window to front aspect enjoying a lovely open outlook; two radiators.

BEDROOM TWO: 3.1m x 3.0m (10'4 x 9'10) With sliding double glazed patio doors opening on to a raised decked terrace with access to the garden; two radiators.

BEDROOM THREE: 3.3m x 2.1m (10'10 x 6'10) Double glazed window; radiator; built in wardrobe with shelving.

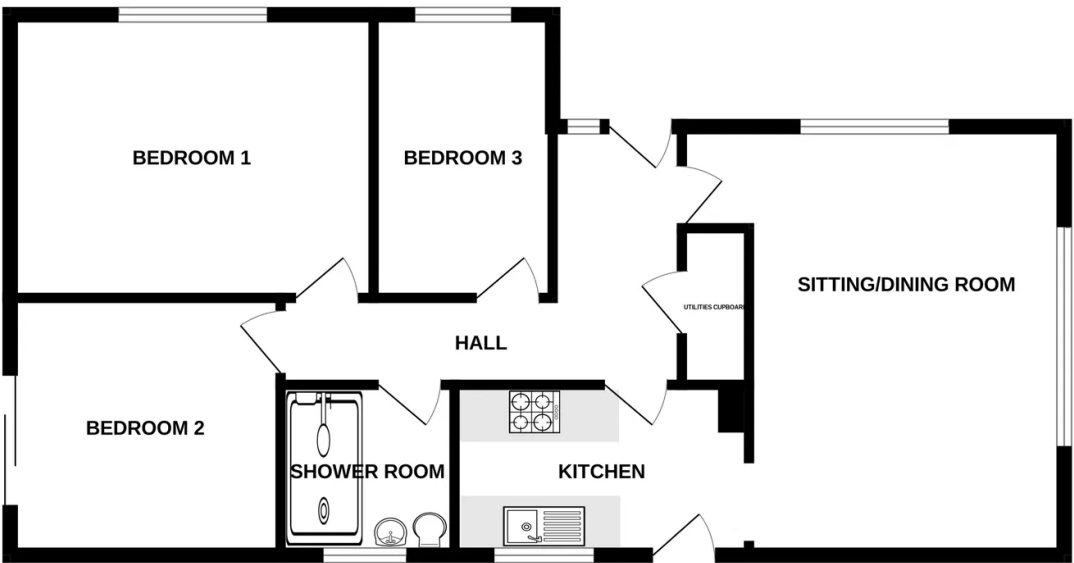
SHOWER ROOM/WC: Stylishly fitted with an ease of access double width shower cubicle with splash screen walls; shower screen and shower unit; vanity wash hand basin; WC with push button flush; mirror fronted medicine cabinet; heated towel rail with individual thermostat control; Upvc double glazed window with patterned glass.

OUTSIDE: The property commands an impressive corner position with attractive designated areas of garden. The bungalow is approached via a few steps and a pathway leads to the front door. There is an attractive decorative stone front garden with water feature and attractive lawned area of garden, patio steps and well stocked flower and shrub beds. From the front pathway a further gate gives access to a patio garden with outside water tap which in turn leads through to another attractive garden area with OUTSIDE GARDEN ROOM, access via two glazed panel doors, decorative stone garden area and well stocked flower beds and borders. From this area, there is a door giving direct access to the GARAGE. To the rear of the bungalow is a pathway that gives access around the rear of the bungalow. The property also enjoys driveway parking. The garden areas offer a high degree of privacy and seclusion, screened by mature well tended hedging.

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

FLOOR PLAN:

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.
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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