

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.

41 Brittany Road, Exmouth, EX8 5SG

GUIDE PRICE

£280,000

TENURE Freehold



A Three Bedroom House Located In A Favoured And Convenient Location Offered For Sale With No Ongoing Chain

Entrance Hall * Lounge * Dining Room * Kitchen * Three Bedrooms
Bathroom/Wc * Gas Central Heating Via Modern Boiler * Upvc Double Glazed Windows * Block Paved Driveway * Enclosed Sunny Aspect Rear Garden
Super Family Home

41 Brittany Road, Exmouth, EX8 5SG

THE ACCOMMODATION COMPRISES: Entrance Canopy with uPVC front door with patterned fan light inset to:

ENTRANCE HALL: Radiator, telephone point, stairs to first floor landing.

LOUNGE: 4.67m x 4.42m (15'4" x 14'6") Into useful understairs recess. Fire surround, TV point, radiator uPVC double glazed window to front aspect, archway to:

DINING ROOM: 3.12m x 2.64m (10'3" x 8'8") Radiator, sliding double glazed patio door to rear garden, opening to:

KITCHEN: 3.25m x 1.85m (10'8" x 6'1") Fitted with patterned worktops with tiled surrounds, cupboards, drawer units and plumbing for automatic washing machine beneath, inset single drainer sink unit, eye level cupboards, Vaillant gas boiler for hot water and central heating, electric cooker point, space for fridge/freezer, tiled flooring, uPVC double glazed window overlooking the rear garden.

FIRST FLOOR LANDING: Access to roof space, airing cupboard housing water cylinder and slatted shelving.

BEDROOM 1: 3.61m x 3.58m (11'10" x 11'9") into doorway recess. Built-in double wardrobe with sliding doors, further cupboard over stairwell recess, radiator, uPVC double glazed window to front aspect.

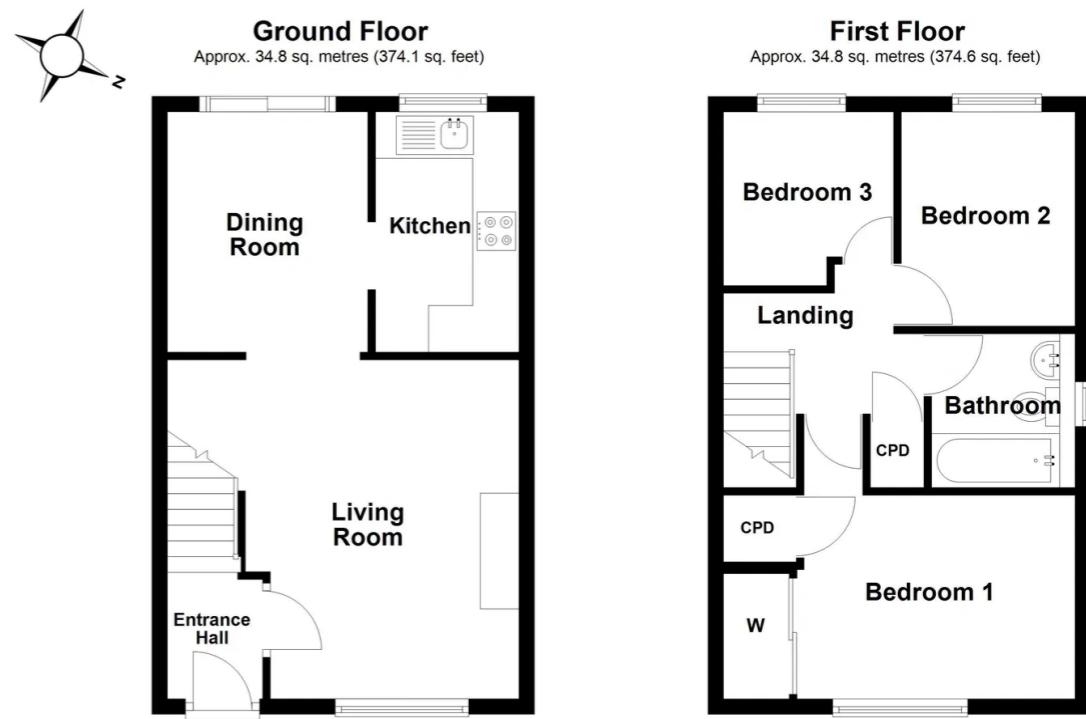
BEDROOM 2: 2.79m x 2.24m (9'2" x 7'4") Radiator, uPVC double glazed window to rear aspect.

BEDROOM 3: 2.29m x 2.21m (7'6" x 7'3") Radiator, uPVC double glazed window to rear aspect.

BATHROOM/WC: 2.01m x 1.91m (6'7" x 6'3") Bath with Mira shower, shower splash screen, pedestal wash hand basin, WC, tiling to splash prone area, wall mounted cupboards, ceiling extractor fan, radiator, uPVC double glazed window with patterned glass.

OUTSIDE: Block paved driveway providing parking for two cars, lawned areas of front garden with shrub beds. Pedestrian side gate and pathway giving access to the rear garden which enjoys a sunny Southerly aspect, fully enclosed with patio, lawn garden with flower and shrub beds, two timber sheds, outside cold water tap.

FLOOR PLAN:



Total area: approx. 69.6 sq. metres (748.7 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 epcosolutions.co.uk. Plan produced using PlanUp.

41 Brittany Road, EXMOUTH