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25 Valley Way, Exmouth, Devon, EX8 4PD

PRICE **£325,000**
TENURE Freehold



**A Three Bedroom Detached Bungalow Situated In A Favoured Location
With Ample Parking, Garage And Generously Sized Attractive Rear
Garden Offered With No Ongoing Chain**

Entrance Porch And Reception Hall • Lounge / Dining Room • Conservatory Extension •
Kitchen / Breakfast Room • Three Bedrooms • Stylish Bathroom Suite •
Separate Cloakroom / WC • Gas Central Heating Via Modern Boiler •
Double Glazed Windows • NO ONWARD CHAIN •



PENNYS ESTATE AGENTS

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THE ACCOMMODATION COMPRISES: Glazed panelled front door with patterned glass giving access to:

ENTRANCE PORCH: 8' 0" (2.44m) x 3' 11" (1.19m) With tiled flooring; alarm control panel; power and light connected; inner glazed door giving access to the:

RECEPTION HALL: With access via loft ladder to roof space; radiator; coved ceiling; built-in storage cupboard with shelving; thermostat control for central heating.

LOUNGE / DINING ROOM: 16' 10" (5.13m) x 11' 11" (3.63m) Double glazed windows to front and rear aspects; radiator; television point; double glazed door leading to the:

CONSERVATORY: 14' 7" (4.44m) x 9' 11" (3.02m) A most useful and spacious addition to the accommodation with uPVC double glazed windows overlooking the rear garden; uPVC double glazed double doors opening onto the rear garden; tiled flooring; radiator; four sets of double power sockets.

KITCHEN / BREAKFAST ROOM: 13' 4" (4.06m) x 9' 10" (3m) Fitted with a range of patterned work top surfaces with tiled surrounds; breakfast bar area with cupboards beneath and matching wall mounted cupboard over housing the gas fired boiler providing domestic hot water and central heating; inset single drainer one and a half bowl sink unit with mixer tap over; range of base cupboards, drawer units, wine rack, space and plumbing for washing machine beneath work top surfaces; further matching wall units at eye-level with concealed lighting beneath; inset four ring halogen hob with extractor hood over; built-in oven with cupboards above and below; television point; radiator; coved ceiling; double glazed window overlooking the rear garden; double glazed door leading out to the rear garden.

BEDROOM ONE: 13' 0" (3.96m) x 11' 0" (3.35m) Double glazed window to front aspect; built-in triple floor-to-ceiling wardrobes with mirror fronted doors, dual clothes rail, shelving and also hosing the electric consumer unit; radiator; television point; coved ceiling.

BEDROOM TWO: 10' 3" (3.12m) x 9' 0" (2.74m) Double glazed window to front aspect; built-in double wardrobe with clothes rail and shelving; radiator; coved ceiling.

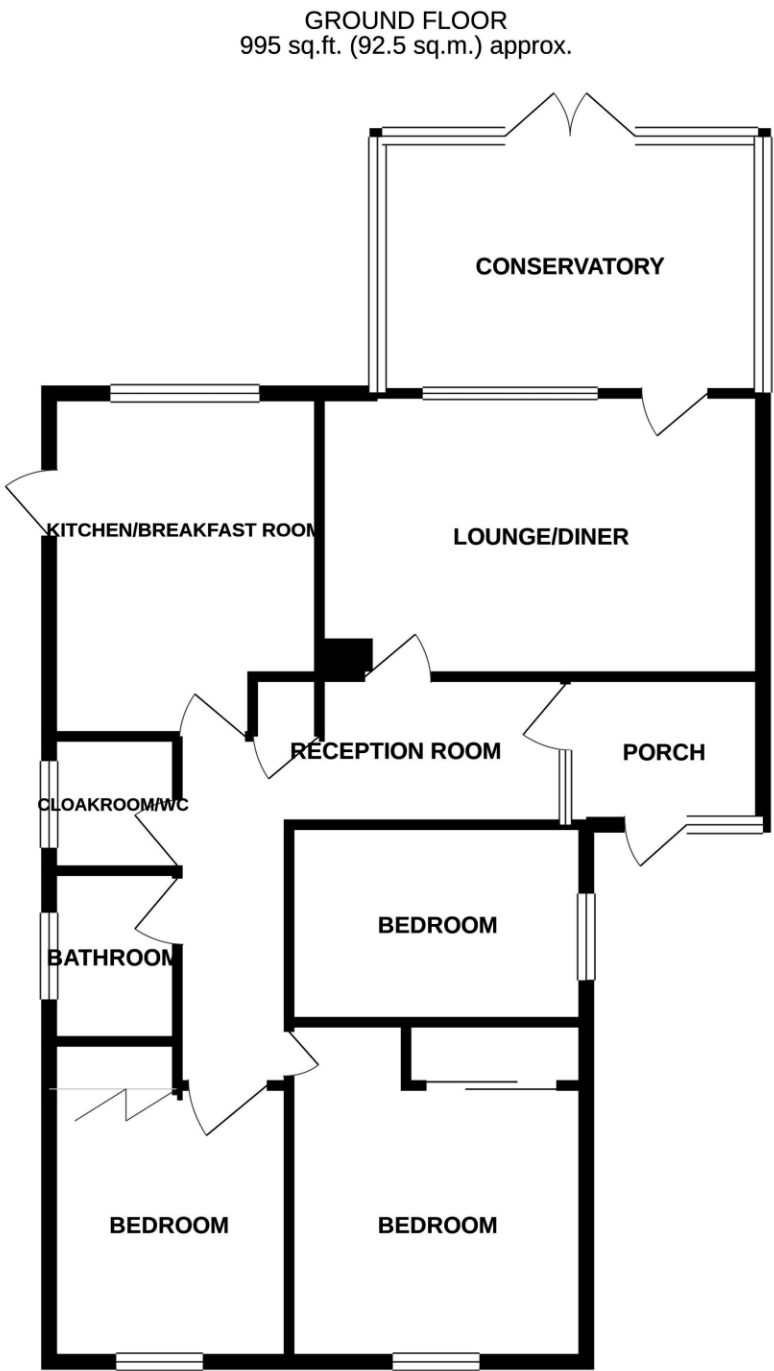
BEDROOM THREE: 11' 0" (3.35m) x 7' 3" (2.21m) Double glazed window to side aspect; television point; radiator; coved ceiling.

BATHROOM: Fitted with a stylish white suite comprising of a bath with shower unit over and shower splash screen; circular wash hand basin with chrome mixer tap set in display surface with cupboards and drawer units beneath; WC; light / shaver socket; chrome heated towel rail; double glazed window with patterned glass.

SEPARATE CLOAKROOM / WC: Comprising of a circular wash hand basin with chrome mixer tap set in display surface with cupboards and push button WC beneath; chrome heated towel rail.

OUTSIDE: To the front of the property there is a lawned area of garden, a good size driveway provides ample off-road parking and in turn leads to the **GARAGE** with up and over door; power and light connected. The **REAR GARDEN** is of good size and enjoys a sunny southerly aspect comprising of a spacious decked sun terrace ideal for al-fresco dining; lawned garden areas with mature and colourful flower and shrub beds; vegetable plot; timber garden shed and greenhouse both with power connected; further decked area to the rear of the garden. Outside cold water tap. A side gate and pathway leads back around to the front of the bungalow.

FLOOR PLAN:



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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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