



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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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79 Rosebery Road, Exmouth, EX81SQ

GUIDE PRICE  
**£265,000**  
TENURE Freehold



**A Beautifully Presented Bay Fronted Period Terrace House Enjoying A Convenient Location With Level Access To Amenities, Town Centre, Seafront And Train Station**

Upvc Double Glazed Windows \* Gas Central Heating \* Living Room  
Separate Dining/Family Room \* Modern Kitchen \* Two Double Bedrooms  
Stylish Shower Room/Wc \* Enclosed Sunny Aspect Rear Garden  
Substantial Garden Store \* No Ongoing Chain \* Viewing Recommended



**79 Rosebery Road, Exmouth, EX8 1SQ**

**THE ACCOMMODATION COMPRISES:** uPVC front door to:

**ENTRANCE VESTIBULE:** Electric meter and consumer unit, inner solid wood door with patterned glass to:

**RECEPTION HALL:** Staircase rising to first floor landing.

**LIVING ROOM:** 4.24m x 3.45m (13'11" x 11'4") A bright room with uPVC double glazed window to front aspect, TV point, radiator, picture rail.

**DINING/FAMILY ROOM:** 4.55m x 3.12m (14'11" x 10'3") With useful understairs recess with fitted shelving and desk unit, good size understairs storage cupboard, radiator, two uPVC double glazed windows to the rear aspect, opening to:

**KITCHEN:** 2.34m x 2.08m (7'8" x 6'10") A modern kitchen with fitted range of wood-effect worktops with cupboards, drawer units and plumbing for automatic washing machine beneath worktops, attractive tiled surrounds, inset circular single drainer sink unit with mixer tap, four ring gas hob with built-in oven below and extractor hood over, wall mounted cupboards, Glowworm gas boiler for hot water and central heating, fitted corner shelving unit, uPVC double glazed window to rear garden and uPVC double glazed door to outside.

**FIRST FLOOR LANDING:** Large access to roof space.

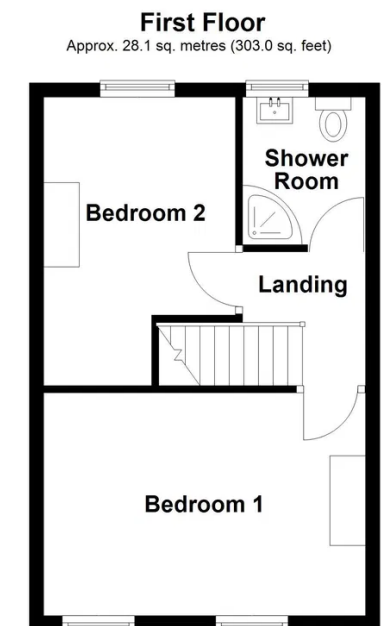
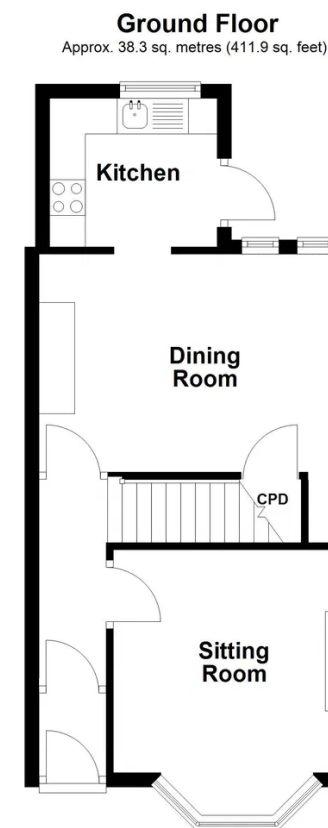
**BEDROOM 1:** 4.62m x 3.12m (15'2" x 10'3") A most spacious and bright main bedroom with two uPVC double glazed windows to front aspect, two radiators, picture rail and feature fireplace.

**BEDROOM 2:** 4.06m maximum x 2.74m (13'4" x 9'0") Good size double bedroom with radiator, feature fireplace, uPVC double glazed window to rear aspect, picture rail.

**SHOWER ROOM/WC:** 2.11m x 1.7m (6'11" x 5'7") Stylishly fitted with a corner shower cubicle with curved shower splash screen doors, Mira shower unit, splash back walls, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, fully tiled walls, extractor fan, uPVC double glazed window with patterned glass.

**OUTSIDE:** To the front of the property there is a small garden enclosure. The rear garden enjoys a sunny Southerly aspect with a decorative stone garden, concrete patio area, outside cold water tap, rear pedestrian gate and good size substantial GARDEN STORE: approximately 2.44m x 2.13m (8'0" x 7'0").

**FLOOR PLAN: To follow.**



Total area: approx. 66.4 sq. metres (714.9 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.

**79 Rosebery Road, EXMOUTH**