



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	70	
(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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1 Pine View Close, Exmouth, EX8 4ER

GUIDE PRICE

£350,000

TENURE Freehold



A Well Presented Detached Three Bedroom House Situated In A Favoured Location With Good Size Corner Plot Gardens, Block Paved Driveway And Garage.

Entrance Porch * Lounge/Dining Room * Modern, Well Equipped Kitchen * Ground Floor Cloakroom/WC * Three First Floor Double Bedrooms * Stylish And Spacious Modern Shower Room/WC * Gas Central Heating And Double Glazed Windows
Super Family Home

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THE ACCOMMODATION COMPRISES: Double glazed front door with patterned window inset to:

ENTRANCE PORCH: Double glazed window; internal door to GARAGE; door to:

LOUNGE/DINING ROOM: 7.04m x 3.33m (23'1" x 10'11") narrowing to 8'8 in the dining area. A bright spacious room with double glazed windows to front aspect and double glazed double doors opening on to the rear garden; two radiators; television point; fitted glass display cabinets; door to:

KITCHEN: 3.15m x 2.39m (10'4" x 7'10") A modern kitchen fitted with a range of wood effect work tops with matching splashbacks with cupboards, drawer units and integrated dishwasher beneath work surface; inset single drainer sink unit with hose style mixer tap; inset induction hob; stainless steel chimney stack extractor hood over; built in double oven; built in microwave; range of wall mounted cupboards, one housing Vailant gas boiler for domestic hot water and central heating; recessed ceiling spotlighting; Upvc double glazed window overlooking the rear garden; Upvc double glazed door with patterned glass giving access to the rear garden.

From the Lounge, door giving access to:

INNER HALLWAY: Turning staircase rising to first floor landing; double glazed window on half landing; radiator; door to:

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback; WC with push button flush; extractor fan.

FIRST FLOOR LANDING: Access to roof space; radiator.

BEDROOM ONE: 3.61m x 3.23m (11'10" x 10'7") With fitted floor to ceiling double wardrobe with sliding doors; radiator; double glazed window to front aspect.

BEDROOM TWO: 3.4m x 3.15m (11'2" x 10'4") Radiator; double glazed window to rear aspect.

BEDROOM THREE: 2.44m x 2.59m (8'0" x 8'6") Radiator; fitted bookshelves; double glazed window to front aspect.

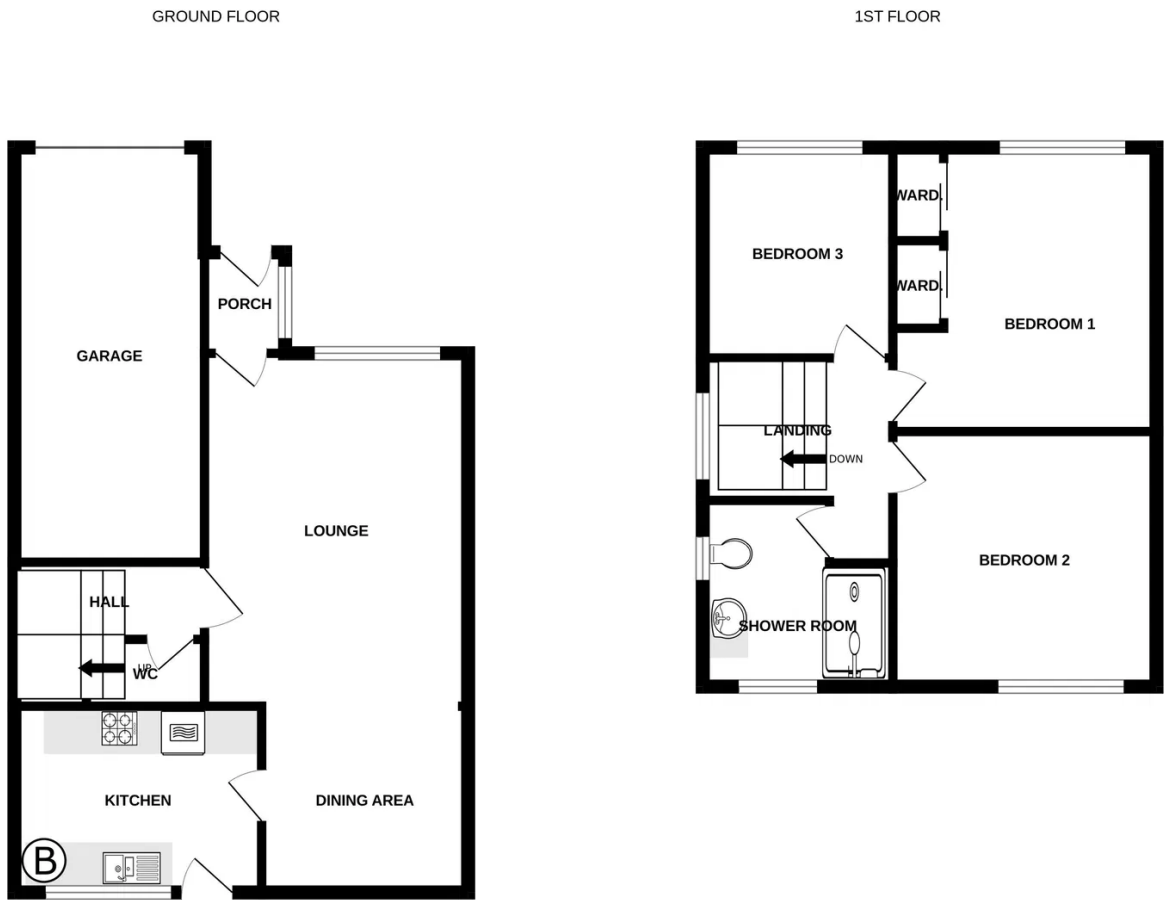
SHOWER ROOM/WC: 2.46m x 2.39m (8'1" x 7'10") maximum overall measurement. Stylish modern suite comprising of a double width ease of access shower tray with shower splash screen; Mira shower unit; ceiling extractor fan over; pedestal wash hand basin with chrome mixer tap; WC with push button flush; fitted mirror with shaver socket; chrome heated towel rail; fully tiled walls; recessed ceiling spotlighting; two sets of double glazed windows with patterned glass.

OUTSIDE: To the front of the property is a double width block paved driveway with pathway leading around the side of the property. There are lawned front and side gardens with an additional decorative stone area. Double width driveway gives access to:

SEMI INTEGRAL GARAGE: 5.23m x 2.64m (17'2" x 8'8") Electric consumer unit; gas meter; power and light connected; plumbing for automatic washing machine; up and over door; internal door into the property. A wooden side gate gives access to the side area of garden with TIMBER GARDEN SHED and decked area with pathway leading through to the rear garden.

The rear garden is fully enclosed, comprising of good sized patio areas, artificial lawned garden areas and decorative stone garden area; outside lighting; outside cold water tap.

FLOOR PLAN:



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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