



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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61a Capel Lane, Exmouth, EX8 2PN

GUIDE PRICE
£269,950
TENURE Freehold



A Well Presented Semi Detached Bungalow Enjoying A Tucked Away Location Standing In Generously Sized Mature Front And Rear Gardens And Garage In A block Close By.

Double Glazed Entrance Porch * Reception Hall * Spacious Lounge/ Dining Room
Double Glazed Conservatory * Kitchen * Two Double Bedrooms With Built In Wardrobes *
Modern Shower Room/WC * Gas Central Heating Via Modern Boiler * Double Glazed Windows * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH: 2.39m x 1.19m (7'10" x 3'11") Upvc double glazed entrance porch with tiled floor; Upvc double glazed windows; courtesy light; inner double glazed door with patterned glass to:

RECEPTION HALL: Radiator; good size linen cupboard with light also housing modern Worcester boiler for hot water and central heating; access to roof space.

LOUNGE/DINING ROOM: 5.18m x 3.61m (17'0" x 11'10") A bright spacious room with television point; radiator with display shelf over; double glazed sliding patio doors to:

CONSERVATORY: 3.53m x 2.97m (11'7" x 9'9") A fine addition to the property with Upvc double glazed windows and double glazed double doors opening on to and overlooking the front gardens; tiled flooring.

KITCHEN: 3m x 2.72m (9'10" x 8'11") Fitted with a range of patterned work tops with tiled surrounds, cupboards and drawer units and plumbing for automatic washing machine beneath work tops; inset one and a quarter bowl single drainer sink unit; wall mounted cupboards one housing gas meter; electric cooker point with a filter extractor hood over; space for upright fridge freezer; Upvc double glazed window overlooking the attractive front gardens.

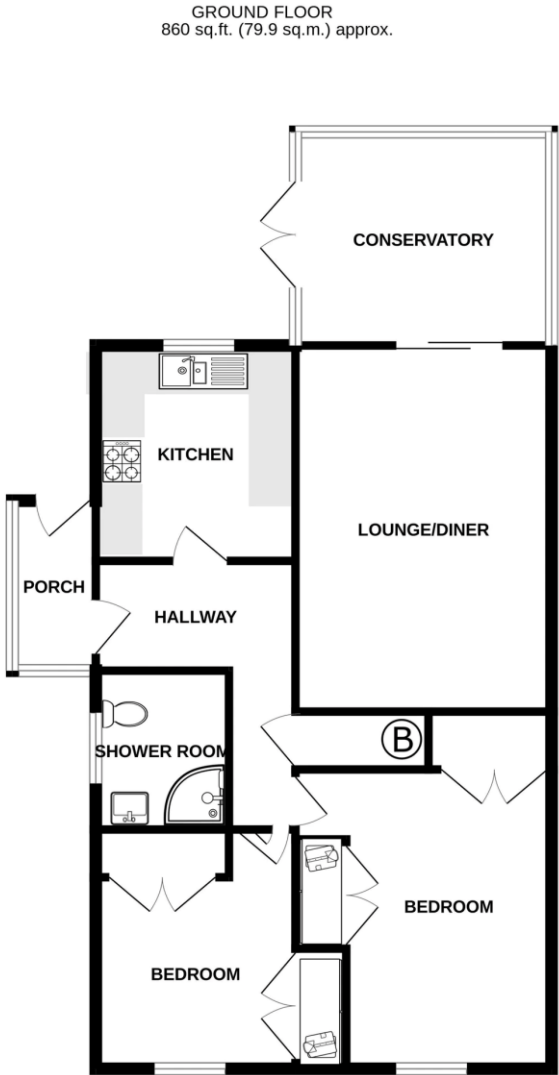
BEDROOM ONE: 3.99m x 3.63m (13'1" x 11'11") including doorway recess. Two sets of built in double wardrobes with storage cupboards over, one fitted with a desk unit with power supply; radiator; Upvc double glazed window overlooking the rear gardens.

BEDROOM TWO: 3.05m x 2.74m (10'0" x 9'0") Built in double wardrobe with storage cupboards over; free standing mirror fronted wardrobe; radiator with display shelf over; Upvc double glazed window over looking the rear gardens.

SHOWER ROOM/WC: 2.26m x 1.6m (7'5" x 5'3") A modern white suite comprising corner shower cubicle with curved shower splash screen doors; vanity style wash hand basin with fitted mirror over; WC with push button flush; chrome heated towel rail; fully tiled walls; tiled flooring; extractor fan; Upvc double glazed window with patterned glass.

OUTSIDE: The bungalow enjoys a private tucked away location standing in extensive mature gardens. The property is approached via a pedestrian gate and pathway which leads to the property with well stocked gardens offering an array of colour from a variety of shrubs and plants with patio pathway area and seating areas. The garden is a real joy for keen gardeners. Directly to the front of the property there is a patio area and side pathway and gate giving access through to the rear garden. The rear garden again offers an array of colour with mature flowers and trees with two TIMBER GARDEN SHEDS; further GARDEN STORE; decorative stone seating area. From the rear garden there is a pedestrian wooden gate giving access to the GARAGE which is found in a block close by. There is outside lighting and a cold water tap.

FLOOR PLAN:



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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