



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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13 Phillipps Avenue, Exmouth, EX8 3HZ

GUIDE PRICE
£775,000
TENURE Freehold



A Superb Example Of A 1920's Detached House Located In One Of Exmouth's Most Favourable Areas Close To Amenities With Generously Sized Rear Garden, Ample Driveway Parking And Garage

Impressive Reception Hall * Elegant Lounge With Log Burner Stove * Separate Sitting Room/Dining Room * Sun Lounge * Study/Bedroom 4 * Stylish Modern Kitchen/Breakfast Room Refitted Ground Cloakroom/Wc* Three First Floor Double Bedrooms * Bathroom/Wc Shower Room * Double Glazed Windows * Gas Central Heating Via Modern Boiler Viewing Strongly Recommended

13 Philipps Avenue, Exmouth, EX8 3HZ

Pennys are delighted to offer for sale this stunning example of a 1920's detached house enjoying an enviable location close to schools, train station, town centre and seafront. The accommodation has been tastefully refurbished and comes to the market for the first time in over twenty five years. A wonderful feature of the property is the generously sized secluded rear garden, driveway parking with access to garage. Viewing of this impressive home is highly recommended.

THE ACCOMMODATION COMPRISES: uPVC double glazed front door with outside carriage light giving access to:

RECEPTION HALL: A fine entrance to the property with staircase rising to first floor landing with original newel post, radiator, double glazed window with wooden window shutters, picture rail.

GROUND FLOOR CLOAKROOM/WC: 2.36m x 1.04m (7'9" x 3'5") Stylishly refitted with space saver wash hand basin set in display surface with cupboards beneath, WC with concealed cistern and push button flush, display surface with cupboards and drawer units beneath, extensive splashback walls, heated towel rail, uPVC double glazed window with patterned glass.

LOUNGE: 4.85m x 3.94m (15'11" x 12'11") maximum measurement into recesses. uPVC double glazed bay window which overlooks the front elevation fitted with wooden shutters. An elegant room with log burner stove housed in tiled chimney recess with wooden fire surround and marble hearth, TV point, radiator, picture rails.

SITTING ROOM/DINING ROOM: 4.17m x 3.66m (13'8" x 12'0") A versatile room with recessed ceiling spotlighting, picture rail, radiator, additional stylish upright radiator, double glazed double doors to:

SUN LOUNGE EXTENSION: 15.61m x 2.41m (18'5" x 7'11") A useful addition to the accommodation with upright radiator, tiled flooring, tongue & groove wood walling to window sill height, uPVC double glazed windows overlooking the beautiful gardens and double glazed door giving access to the rear garden from the sun lounge, door to:

STUDY/BEDROOM 4: 3.61m x 2.03m (11'10" x 6'8") Providing an excellent space for those that work from home or alternatively a games room, with wood laminate flooring, radiator, uPVC double glazed window overlooking the rear garden and door to GARAGE.

KITCHEN/BREAKFAST ROOM: 6.25m x 3.02m (20'6" x 9'11") A spacious and stylish room comprising of a range of patterned work surfaces with tiled surrounds and extended to provide a breakfast bar area. Wide range of cupboards, drawer units, integrated dishwasher and further appliance spaces beneath working surfaces, range of matching wall mounted units incorporating two glass fronted display units, upright larder style cupboard, space for upright fridge/freezer, Vaillant gas boiler (installed 2025 with 10 year warranty) housed in kitchen base unit, ceramic one and a quarter bowl single bowl sink unit, inset five ring black glass gas hob with glass splashback and stainless steel chimney style extractor hood over with light, two high level adjoining double ovens with cupboards above and below, recessed ceiling spotlighting, three sets of double glazed windows to side and rear aspects, radiator, wood-effect vinyl flooring.

FIRST FLOOR LANDING: uPVC double glazed window to side aspect, picture rail, access via loft ladder to large roof space. The roof space is mostly boarded with light and window and could be converted for additional accommodation if required, subject to the necessary consents.

BEDROOM 1: 4.85m x 3.94m (15'11" x 12'11") maximum measurement into wall recesses. uPVC double glazed bay window overlooking front aspect, fitted with wooden window shutters, picture rail, radiator.

BEDROOM 2: 4.19m x 3.68m (13'9" x 12'1") A lovely size second bedroom enjoying a dual aspect with uPVC double glazed windows to side and rear aspects, radiator, picture rail.

BEDROOM 3: 3.66m x 3.1m (12'0" x 10'2") Another double bedroom enjoying a dual aspect with uPVC double glazed windows to side and rear aspects, picture rail, radiator. Airing cupboard with water tank with further cupboard over with slatted shelving.

BATHROOM/WC: 2.13m x 2.01m (7'0" x 6'7") Fitted with corner bath, pedestal wash hand basin, WC, tiling to splash prone areas, heated towel rail, recessed ceiling spotlighting, large fitted mirror with display spotlighting over, uPVC double glazed window with wooden window shutters.

SHOWER ROOM: 2.39m x 1.04m (7'10" x 3'5") Fitted with shower cubicle with shower splash screen door, shower unit and splash back walls, vanity style wash hand basin, radiator, tiled walls and colour co-ordinated tiled flooring, recessed ceiling spotlighting, ceiling extractor fan, uPVC double glazed window.

OUTSIDE: Located in one of Exmouth's most favoured residential roads, the property is approached via a resin stone bonded driveway providing ample off road parking and leading to the GARAGE. There is a decorative stone front garden which provides additional parking if required which is edged with colourful flower and shrub beds, log store, outside cold water tap. A wooden side gate and patio stone pathway with outside courtesy light, leads through to the rear garden. The rear garden is a stunning feature of the property offering a high degree of privacy, seclusion and sunshine, beautifully planned and landscaped comprising of large decked sun terrace areas offering an ideal place for outside entertaining and dining, outside cold water tap and canopy. There are extensive lawned gardens, edged with colourful flower and shrub beds offering an array of colour, a pathway extends from the decked sun terrace area stretching the length of the garden. There are mature well tended trees providing extra privacy and seclusion. There is a brick-built timber clad store and brick-built timber clad garden shed.

GARAGE: 3.89m x 3.73m (12'9" x 12'3") Electric up and over door, with power and light connected. **UTILITY AREA:** Fitted with a single drainer sink unit, cupboards and drawer units, plumbing for automatic washing machine, tumble dryer space beneath, wall mounted cupboards, electric consumer unit, door giving direct access to the property.

SEPARATE FLOOR PLAN: