



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	71
England & Wales	EU Directive 2002/91/EC	
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8 Carberry Avenue, Exmouth, EX8 3EH

GUIDE PRICE

£525,000

TENURE Freehold



A Three Bedroom Detached Chalet Style Bungalow Located In A Most Desirable Cul-De-Sac Enjoying Views Towards The Estuary With Long Drive, Garage And Attractive Gardens

Reception Hall * Spacious Dual Aspect Lounge/Dining Room
 Kitchen/Breakfast Room * Ground Floor Bedroom * Ground Floor Shower Room/Wc * Two First Floor Double Bedrooms * First Floor Cloakroom/Wc
 Double Glazed Windows * Gas Central Heating
 For Sale With No On-Going Chain

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THE ACCOMMODATION COMPRISES: Open entrance porch with carriage light, uPVC front door with patterned window inset with matching picture window side screen to:

RECEPTION HALL: Radiator with display shelf over, staircase rising to first floor landing, understairs storage cupboard beneath.

LIVING ROOM: 6.05m x 3.53m (19'10" x 11'7") A spacious and bright dual aspect room with double glazed windows to front and side aspects gaining views of the estuary and coastline beyond, two radiators, TV point, wall lighting.

KITCHEN/BREAKFAST ROOM: 4.55m x 2.92m (14'11" x 9'7") Another bright and spacious dual aspect room with double glazed windows to rear and side aspects, fitted with range of patterned worktops with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine and appliance space beneath worktop surfaces, inset one and a half bowl single drainer sink unit, inset four ring electric hob with built-in oven below, extractor hood over, wall mounted cupboards, one housing a Worcester gas boiler for hot water and central heating, radiator, part-glazed door to:

REAR PORCH: 1.47m x 1.12m (4'10" x 3'8") Double glazed windows and sliding patio doors opening onto the rear garden.

GROUND FLOOR BEDROOM THREE: 3.76m x 3.02m (12'4" x 9'11") Fitted with a range of wardrobes incorporating chest of drawer, display surface with fitted mirror over, radiator, double glazed window to rear aspect.

GROUND FLOOR SHOWER ROOM/WC: 2.57m x 1.68m (8'5" x 5'6") Fitted with a corner shower cubicle with curved shower splash screen doors and Mira shower unit, vanity style wash hand basin, WC with push button flush, radiator, extensively tiled walls, ceiling extractor fan, light shaver socket, double glazed window with patterned glass.

FIRST FLOOR LANDING: Radiator with display shelf over, double glazed window to side aspect, linen cupboard with slatted shelving.

BEDROOM 1: 3.66m x 3.63m (12'0" x 11'11") Double glazed window to front aspect gaining lovely views to the estuary, across Exmouth Marina and coastline beyond. Radiator, access to eaves storage space.

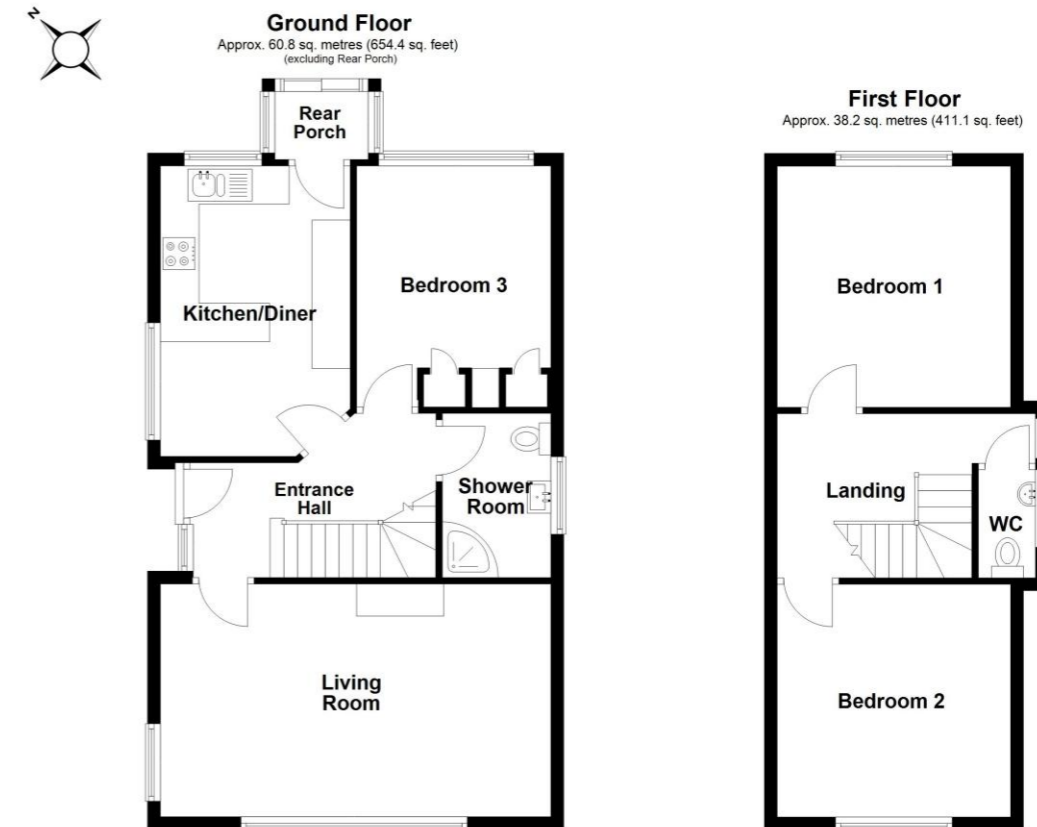
BEDROOM 2: 3.78m x 3.63m (12'5" x 11'11") Radiator, access to eaves storage space, double glazed window to rear aspect.

FIRST FLOOR CLOAKROOM/WC: 1.68m x 0.89m (5'6" x 2'11") Pedestal wash hand basin with tiled splashback, WC with push button flush, double glazed tilt and turn window to side aspect.

OUTSIDE: Located in one of Exmouth's most desirable cul-de-sacs. The property is approached via a long driveway leading to a GARAGE. The front garden is laid to lawn edged with shrub beds, with patio sun terrace adjoining the front of the property. There is access to either side of the property to the rear garden. The rear garden is attractively planned, extensively laid to lawn and edged with mature shrubs, flower beds and offering an array of colour. Patio sun terrace and pathway, outside cold water tap. Adjoining the rear of the garage is a **GARDEN ROOM:** 2.67m x 1.75m (8'9" x 5'9") with double glazed windows and sliding double glazed doors, power and light connected.

GARAGE: 5.18m x 2.59m (17'0" x 8'6") Electric up and over door, power and light connected, double glazed window, door giving access to the rear garden.

FLOOR PLAN:



Total area: approx. 99.0 sq. metres (1065.5 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 epsolutions.co.uk Plan produced using PlanUp.

8 Carberry Avenue, EXMOUTH