



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

15 Dinan Way, Exmouth, EX8 4EZ

GUIDE PRICE

£269,950

TENURE Freehold



**A Beautifully Presented Three Bedroom Mid Terraced House Enjoying A Popular And Convenient Location With Landscaped Rear Garden And Garage.**

Attractive Lounge \* Modern Kitchen/Breakfast/Dining Room \* Three First Floor Bedrooms \* Modern Bathroom Suite \* Gas Central Heating And Upvc Double Glazed Windows \* Viewing Strongly Recommended

15 Dinan Way, Exmouth, EX8 4EZ

**THE ACCOMMODATION COMPRISES:** Upvc double glazed front door with patterned glass window inset to:

**ENTRANCE PORCH:** Coat rack; electric consumer unit; inner door to:

**LOUNGE:** 4.88m x 4.65m (16'0" x 15'3") including stairwell recess. A most attractive room with Upvc double glazed window to front aspect; tiled flooring; television point; radiator; staircase rising to first floor landing.

**KITCHEN/BREAKFAST/DINING ROOM:** 4.88m x 3.07m (16'0" x 10'1") excluding understairs recess. Stylishly fitted with a range of work surfaces extended to provide a breakfast bar area with cupboards, drawer units and plumbing for automatic washing machine and space for tumble dryer beneath; inset one and a half bowl single drainer sink unit with mixer tap; inset four ring hob with stainless steel chimney style extractor hood over with light; built in oven and microwave; range of wall mounted cupboards, one housing the gas boiler for hot water and central heating; space for upright fridge freezer; tiled flooring; Upvc double glazed window and Upvc French doors opening onto the rear garden.

**FIRST FLOOR LANDING:** Access to roof space.

**BEDROOM ONE:** 3.73m x 2.82m (12'3" x 9'3") Built in floor to ceiling double wardrobe with mirror fronted sliding doors; radiator; Upvc double glazed window to front aspect.

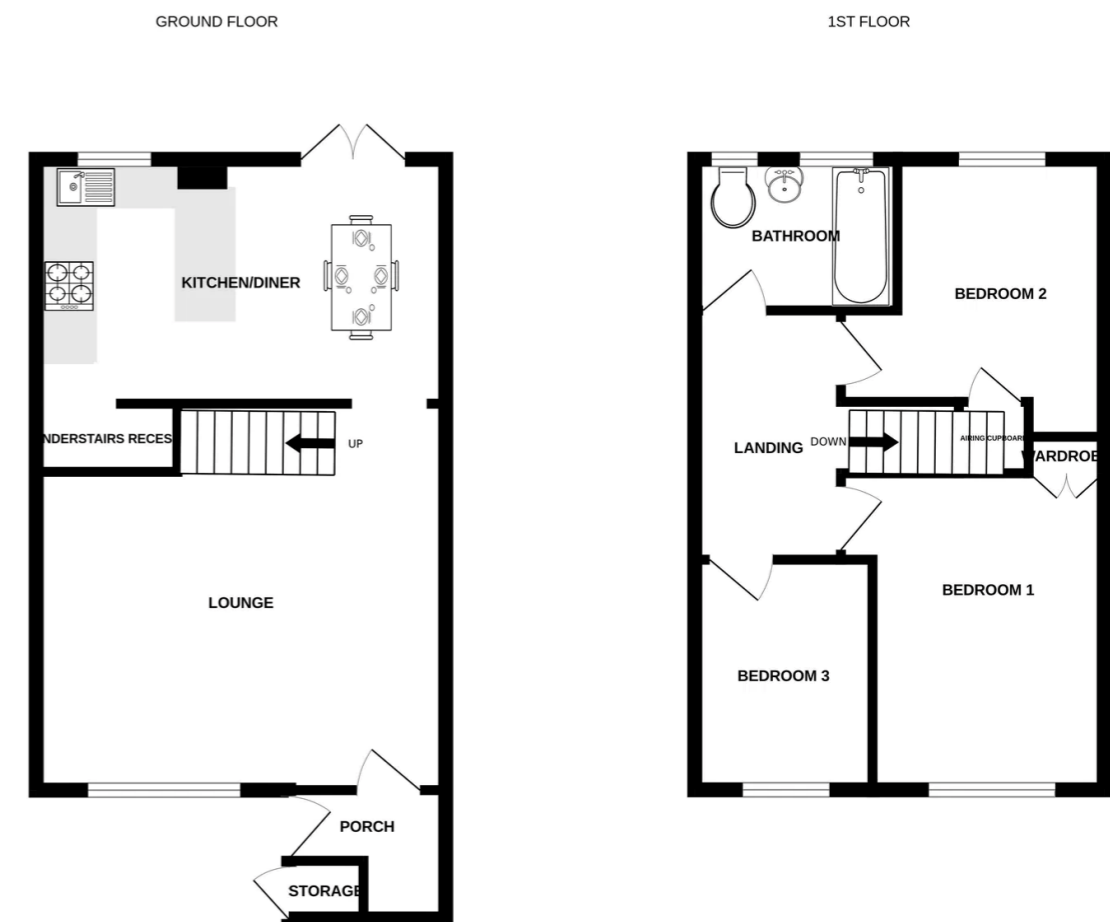
**BEDROOM TWO:** 3.51m x 3.2m (11'6" x 10'6") maximum overall measurement. Radiator; built in linen cupboard with slatted shelving.

**BEDROOM THREE:** 2.82m x 1.98m (9'3" x 6'6") Radiator; Upvc double glazed window to front aspect.

**BATHROOM/WC:** 2.29m x 1.85m (7'6" x 6'1") Stylishly fitted with modern suite comprising bath with curved shower splash screen; shower unit with fixed rainfall shower head hose and detachable shower head hose; pedestal wash hand basin; WC with push button flush; attractive fully tiled walls; tiled flooring; mirror fronted medicine cabinet with integrated light; recessed ceiling spotlighting; Upvc double glazed window with patterned glass.

**OUTSIDE:** To the front of the property there is a lawned area of garden with central pathway giving access to the property. To the rear, there is a beautifully landscaped garden planned with ease of maintenance in mind comprising a patio with sun terrace area and decked sun terrace ideal for outside entertaining with outside cold water tap. The garden is fully enclosed enjoying a sunny aspect with rear pedestrian gate and pathway giving access to the GARAGE in a block close by.

**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.  
Made with Metropix ©2026