



AWAITING EPC

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.

45 Chichester Close, Exmouth, EX8 2LR

GUIDE PRICE

£340,000

TENURE Freehold



A Superb Three Bedroom Bungalow Enjoying An Envious Quiet Location With Picturesque Secluded Rear Garden, Driveway And Garage.

Beautifully Refurbished Accommodation * Lounge/Dining Room * Modern Kitchen And Bathroom Suite * Three Bedrooms * Gas Central Heating * Double Glazed Windows * Viewing Highly Recommended

45 Chichester Close, Exmouth, EX8 2LR

THE ACCOMMODATION COMPRISES: Entrance porch with courtesy light; Upvc front door with patterned glass window inset to:

RECEPTION HALL: Radiator; storage cupboard housing Vailant gas boiler for hot water and central heating; access to loft space via loft ladder.

LOUNGE/DINING ROOM: 4.39m x 3.73m (14'5" x 12'3") A bright spacious room with Upvc double glazed window to front aspect; wooden fire surround housing electric pebble effect fire with marble hearth; television point; radiator.

KITCHEN: 2.87m x 2.57m (9'5" x 8'5") A most stylish kitchen with patterned work tops beneath; tiled surrounds with cupboards, drawer units and integrated washing machine beneath; inset ceramic sink unit with mixer tap; four ring electric hob with built in oven below; stainless steel chimney style extractor hood over; wall mounted cupboards; integrated fridge and freezer; feature patterned tiled floor; double glazed window to side aspect; double glazed door giving access to the rear garden.

BEDROOM ONE: 4.11m x 3.02m (13'6" x 9'11") plus door recess. Television point; Upvc double glazed window to rear aspect; radiator with shelf over.

BEDROOM TWO: 3.48m x 2.39m (11'5" x 7'10") Upvc double glazed window to front aspect; radiator.

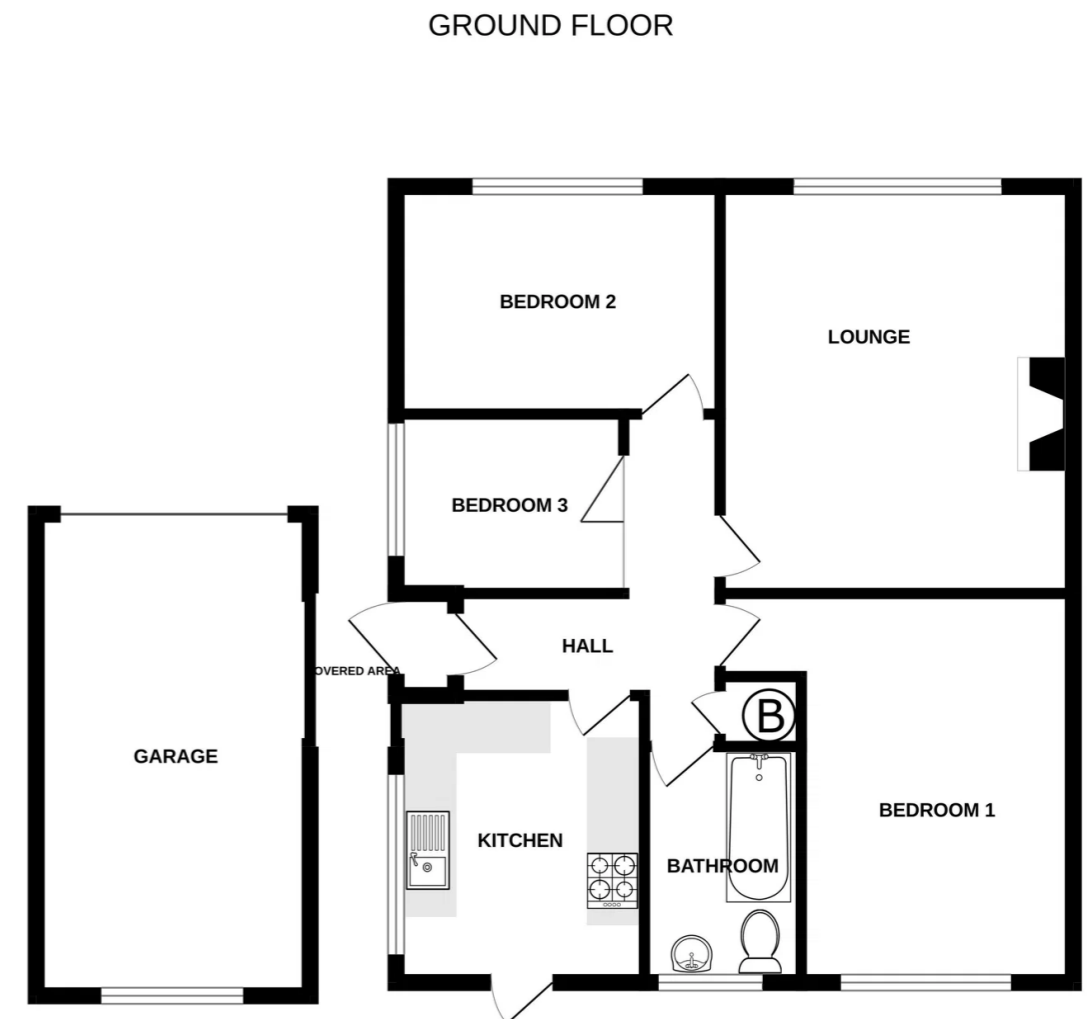
BEDROOM THREE: 2.39m x 1.98m (7'10" x 6'6") Radiator; Upvc double glazed window to side aspect.

BATHROOM /WC: 2.41m x 1.55m (7'11" x 5'1") Stylish suite with pattern tiled floor and attractive feature tiled walls; bath with shower over; shower splash screen; pedestal wash hand basin; WC; mirror fronted medicine cabinet; chrome heated towel rail; ceiling extractor fan; Upvc double glazed window with frosted glass.

OUTSIDE: To the front of the property is a lawned garden with a variety of shrubs with driveway providing off road parking leading to the GARAGE. A side covered pathway and gate gives access through to the rear garden. The rear garden is a superb feature of the bungalow offering a high degree of privacy and seclusion backing on to the cycle track with a tree lined outlook. The garden offers various seating areas to take advantage of the sunshine at various times of the day with a raised deck sun terrace with SUMMER HOUSE, decorative stone seating and gardens areas, a variety of shrubs, trees and plants offering colour, small lawned area of garden, outside light and outside tap.

GARAGE: 5.46m x 3.05m (17'11" x 10'0") Up and over door; power and light connected; window.

FLOOR PLAN TO FOLLOW:



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