



46 Canterbury Way, Exmouth, EX8 5QQ

GUIDE PRICE

£560,000

TENURE Freehold



**An Extremely Spacious Detached House Located in A Sought After Location With Ample Parking, Double Garage And Attractive Well Planned Rear Garden.**

Reception Hall \* Ground Floor Cloakroom/WC \* Spacious Lounge \* Conservatory \* Dining Room \* Kitchen/Breakfast Room \* Four First Floor Good Size Bedrooms \* Re-Fitted En-Suite Shower Room And Bathroom Suite \* Gas Central Heating And Upvc Double Glazed Windows \* Super Family Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:** Entrance canopy with outside carriage light; front door with glazed fan light window to:

**RECEPTION HALL:** Double glazed picture window with patterned glass; radiator; stairs rising to first floor landing with useful under stairs storage cupboard beneath.

**GROUND FLOOR CLOAKROOM WITH WC:** Vanity style wash hand basin; fitted mirror with integrated light over; WC concealed cistern; storage cabinet; fully tiled walls; chrome heated towel rail; wood effect flooring; ceiling extractor fan.

**LOUNGE:** 7.06m x 3.91m (23'2" x 12'10") An extremely bright and spacious room with Upvc double glazed window to front aspect and sliding double glazed patio doors opening on to the conservatory; fire surround housing living flame effect coal gas fire with marble effect hearth and matching inset; television point; two radiators; wall lighting.

**CONSERVATORY:** 3.91m x 3.05m (12'10" x 10'0") A fine addition to the accommodation with tiled floor; power and light connected; skylight window; sliding double glazed patio doors and further door both giving access to the rear garden.

**DINING ROOM:** 3.78m x 3.15m (12'5" x 10'4") Accessed from both the Reception Hall and Lounge. Radiator; wall lighting; Upvc double glazed sliding patio doors opening onto the rear garden.

**KITCHEN/BREAKFAST ROOM:** 5.44m x 2.84m (17'10" x 9'4") Patterned work surfaces with tiled surrounds with cupboards, drawer units, plumbing for automatic washing machine and dishwasher space beneath; wall mounted cupboards incorporating one glass fronted display unit; one and a half bowl single drainer sink unit with display lighting over set into work surface; induction hob; built in oven below; extractor hood over; fitted dresser style unit comprising of worktop, glazed glass fronted display units, shelving and wine rack with cupboards and drawer units beneath; adjoining breakfast bar area; space for upright fridge freezer; radiator; Upvc double glazed windows to side and rear aspects; Upvc double glazed door with patterned glass giving access to outside.

**FIRST FLOOR GALLERIED STYLE LANDING:** Access via loft ladder to roof space; radiator; airing cupboard with slatted shelving housing water cylinder; Upvc double glazed window to front aspect.

**BEDROOM ONE:** 4.7m x 4.04m (15'5" x 13'3") A most spacious bedroom suite with two sets of Upvc double glazed windows to front aspect; built in wardrobes; two radiators.

**EN-SUITE SHOWER ROOM/WC:** 3.17m x 1.8m (10'5" x 5'11") maximum. Stylishly re-fitted comprising of a good size shower tray with curved shower splash screen doors; Mira shower unit; wash hand basin set in display surface with fitted mirror over with integrated light; cupboards and WC with push button flush beneath; two wall mounted medicine cabinets; two chrome heated towel rails; fully tiled walls; colour co-ordinated tiled flooring; recessed ceiling spot lighting; ceiling extractor fan.

**BEDROOM TWO:** 3.91m x 3.17m (12'10" x 10'5") A lovely size double bedroom with built in wardrobe; radiator; Upvc double glazed window with deep window sill overlooking the front aspect.

**BEDROOM THREE:** 3.89m x 3.2m (12'9" maximum x 10'6") A good size double bedroom with built in wardrobe; radiator; Upvc double glazed window to rear aspect enjoying a lovely tree line outlook.

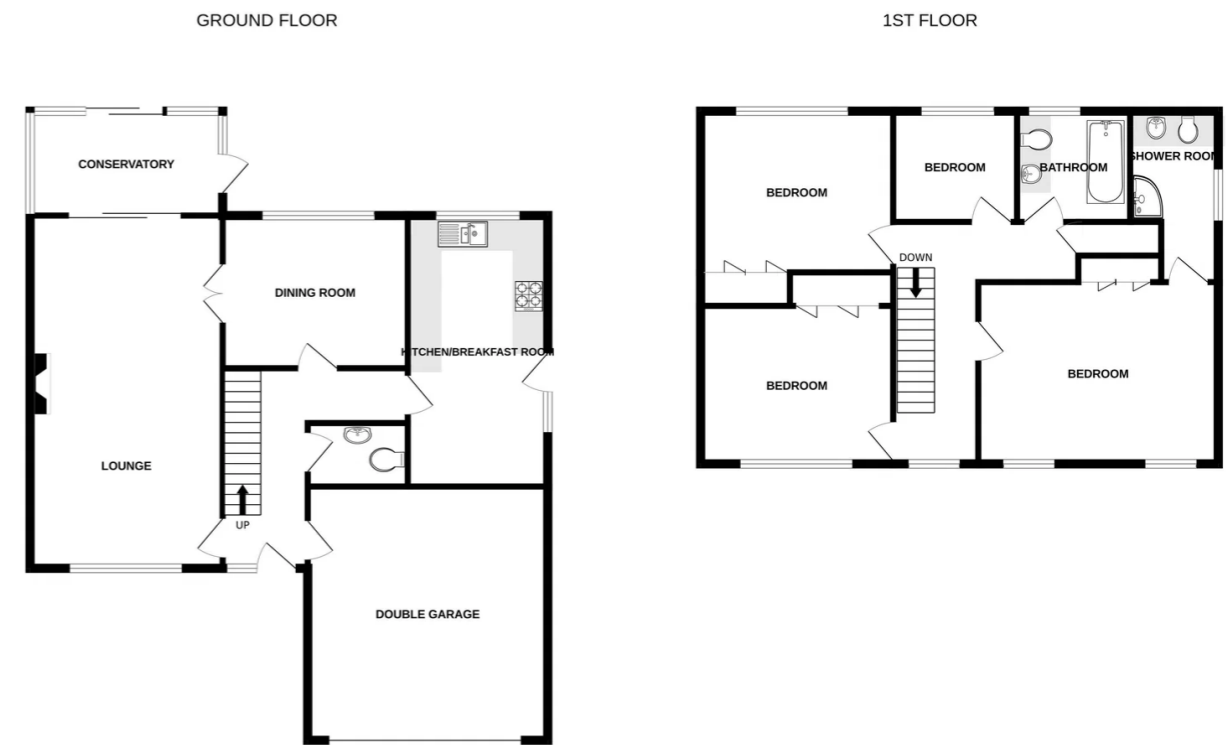
**BEDROOM FOUR:** 2.44m x 2.26m (8'0" x 7'5") measurement excluding a full length floor to ceiling triple wardrobes with mirror fronted sliding doors. Radiator; Upvc double glazed window to rear aspect again enjoying an attractive tree lined outlook.

**MAIN BATHROOM/WC:** 2.31m x 2.26m (7'7" x 7'5") Refitted to comprise a bath with shower unit over with folding shower splash screen; wash hand basin set into display surface with fitted mirror with display lighting over; cupboards and WC with push button flush beneath; chrome heated towel rail; fully tiled walls; tiled floor; recessed ceiling spotlighting; ceiling extractor fan; Upvc double glazed window with patterned glass.

**OUTSIDE:** To the front of the property there is an extensive area of lawned garden with mature oak tree and colourful shrub beds. A large block paved driveway provides ample off road parking leading to the DOUBLE GARAGE. A wooden side gate and pathway with outside lighting leads through to the secluded rear garden which offers a high degree of privacy backing onto woodland. The rear garden is a lovely feature of the property comprising of a good size patio sun terrace areas ideal for outside entertaining. A lawn garden with well stocked flower and shrub beds offering an array of colour, feature pond, timber garden shed and green house. A further area of decorative stone provides an additional seating area. Outside cold water tap and outside lighting.

**DOUBLE GARAGE:** 5.13m x 4.8m (16'10" x 15'9") With up and over door; wall mounted modern Worcester gas boiler for hot water and central heating; electric consumer unit; power and light connected; access to roof space; part glazed door with patterned glass to outside.

### 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.  
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