



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

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33 Lyndhurst Road, Exmouth, EX8 3DS

GUIDE PRICE
£410,000
TENURE Freehold



A Well Presented Bay Fronted Older Style Semi Detached Family Home, Ideally Located Close To The Town Centre And Amenities, With Ample Parking And Good Size Southerly Aspect Rear Garden

Reception Hall * Lounge * Separate Dining Room * Kitchen * Utility Room
Ground Floor Shower Room/Wc * Three First Floor Bedrooms * Stylish Bathroom Suite * Fully Gas Central Heating * Double Glazed Windows And Conservatory * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Attractive arched entrance porch with wood-effect double glazed front door with picture window side screens, double glazed window side screens, to:

RECEPTION HALL: A fine entrance to the property, solid wood flooring, radiator, staircase rising to first floor landing with useful understairs recess and storage cupboard, electric consumer unit and uPVC double glazed window.

LIVING ROOM: 4.32m x 3.91m (14'2" x 12'10") maximum measurement into wall recess. uPVC double glazed window overlooking the front aspect, living flame-effect pebble electric fire set in exposed brick surround with tiled hearth and mantel, picture rail, TV point, radiator.

KITCHEN: 3.91m x 2.11m (12'10" x 6'11") Fitted range of work surfaces incorporating a breakfast bar area with cupboards, drawer units, dishwasher space beneath worktops, ceramic single drainer sink unit with swan neck mixer tap, electric cooker point, wall mounted cupboards, extensively tiled walls, wall mounted Worcester gas boiler for hot water and central heating, uPVC double glazed windows to front and side aspects, uPVC double glazed door to outside, windows and door fitted with integral blinds.

UTILITY ROOM: 2.92m x 1.24m (9'7" x 4'1") Worktop with plumbing for automatic washing machine, space for tumble dryer with cupboard beneath, fully tiled walls, additional base storage cupboard with display surface over, wood-effect flooring, high-level internal windows, door to:

GROUND FLOOR SHOWER ROOM/WC: 2.06m maximum measurement into shower cubicle x 1.27m (6'9" x 4'2") Fitted with shower tray, shower curtain and rail, vanity wash hand basin, WC with push button flush, heated towel rail, fully tiled walls and large fitted mirror, wood-effect flooring.

DINING ROOM: 3.94m x 2.64m (12'11" x 8'8") Wood-effect flooring, picture rail, radiator, glazed double doors with picture window, to:

SUN ROOM: 2.77m x 1.22m (9'1" x 4'0") A useful addition to the accommodation with radiator, fitted window and ceiling blinds, windows and sliding patio doors opening onto the rear garden.

FIRST FLOOR LANDING: Access to roof space, picture rail, double glazed window with patterned glass.

BEDROOM 1: 4.5m x 3.73m (14'9" x 12'3") maximum measurement into double glazed bay window to front aspect. Picture rail, radiator, ornate fireplace with tiled hearth and surround, TV point.

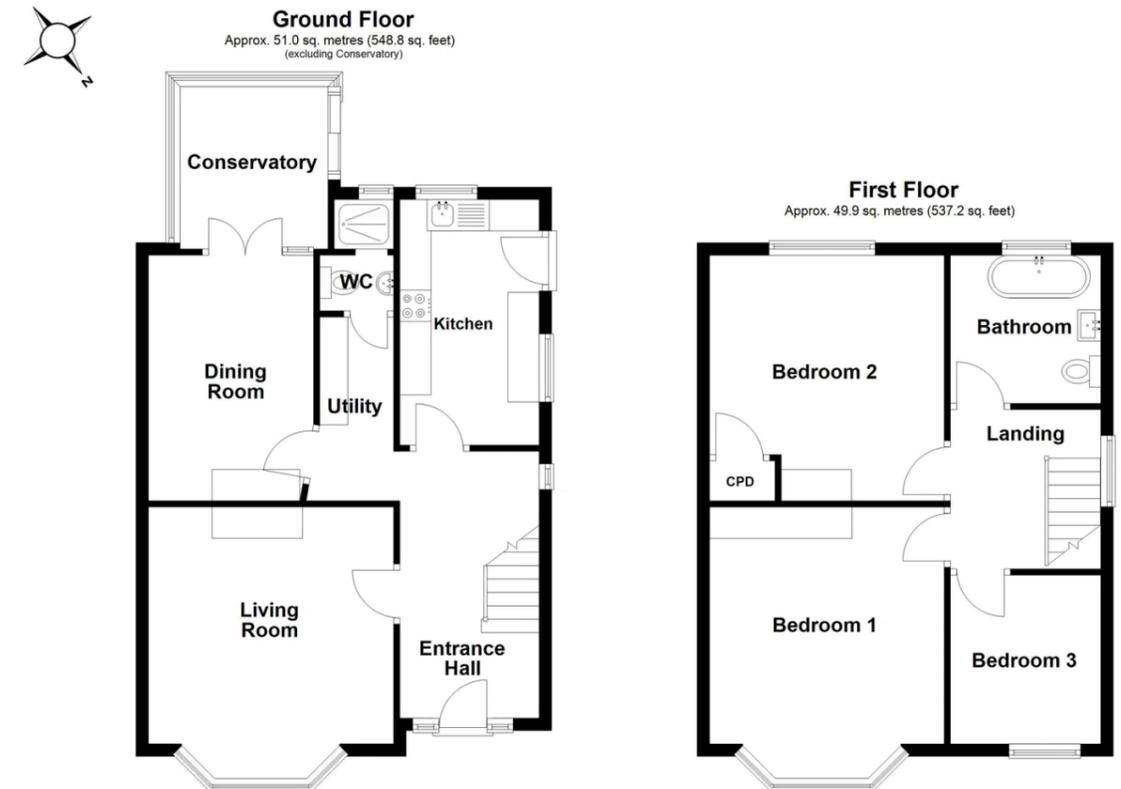
BEDROOM 2: 3.78m x 3.58m (12'5" x 11'9") maximum overall measurement. Wood-effect flooring, radiator, built-in wardrobe, uPVC double glazed window to front aspect.

BEDROOM 3: 3.02m x 2.41m (9'11" x 7'11") Double glazed window to front aspect, radiator, picture rail.

BATHROOM/WC: 2.39m x 2.36m (7'10" x 7'9") Stylish suit with free-standing claw foot roll-top bath with central mixer with shower attachment, pedestal wash hand basin, WC, heated towel rail, fully tiled walls and colour co-ordinated flooring, radiator, uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property is a large hardstanding area providing parking for two/three cars with decorative stone flower bed, pedestrian access via gate leading through to the rear garden. The rear garden is a lovely feature of the property enjoying a sunny Southerly aspect, fully enclosed and level, predominantly laid to lawn with patio sun terrace, ideal for outside entertaining, fish pond, two timber GARDEN SHEDS, colourful flower and shrub beds, outside cold water tap, decorative stone garden areas, patio pathways.

FLOOR PLAN:



Total area: approx. 100.9 sq. metres (1086.0 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 epcolutions.co.uk Plan produced using PlanUp.

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