



23 Pines Road, Exmouth, EX8 5NH

GUIDE PRICE

£365,000

TENURE Freehold



**A Significantly Extended Semi Detached Four Bedroom Family Home Found In Excellent Order Offering Beautifully Presented And Much Improved Accommodation With Southerly Aspect Rear Garden, Block Paved Parking And Conveniently Situated For A Range Of Amenities**

Entrance Porch \* Reception Hall \* Attractive Lounge \* Open-Plan Kitchen/Dining Room  
 Double Glazed Conservatory \* Ground Floor Bedroom 4/Sitting Room Extension \* En-Suite Modern Shower Room/Wc \* Utility Room \* Three First Floor Bedrooms \* Modern First Floor Shower Room/Wc\* Gas Central Heating \* Mainly Modern Upvc Double Glazed Windows \* Stunning Family Home

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

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## 23 Pines Close, Exmouth, EX8 5NH

**THE ACCOMMODATION COMPRISES:** Composite front door with patterned window inset to:

**ENTRANCE PORCH:** Coat rack, stylish upright radiator, fitted cupboards housing fusebox and gas meter, with display shelf over, door in soft wood surround to:

**RECEPTION HALL:** Telephone point, staircase rising to first floor landing.

**LOUNGE:** 3.96m x 3.94m (13'0" x 12'11") A bright and spacious room with radiator housed in feature radiator cover, wooden fire surround with wood hearth, TV point, uPVC double glazed window to front aspect, access to understairs cupboard, recessed ceiling spotlighting plus two wall lights, opening through to:

**KITCHEN/DINING ROOM:** 4.85m x 2.69m (15'11" x 8'10") narrowing to 2.67m (8'9") A spacious open-plan room with wood-effect flooring throughout the kitchen/dining room. **KITCHEN:** Fitted with stylish units with wood-effect worktops with matching splashbacks with cupboards, drawer units, fitted refuse drawer, two corner cabinets and appliance spaces beneath worktops, inset one and a half bowl single drainer sink unit with mixer tap, inset four ring induction hob with built-in oven below and stainless steel extractor hood over with light, glass picture splashback, wall mounted cupboards and shelving incorporating fitted eye-level microwave oven, recessed ceiling spotlighting, uPVC double glazed window to rear aspect with views to the estuary and coastline beyond. **DINING AREA:** Dado rail, stylish upright radiator, sliding double glazed patio doors to:

**CONSERVATORY:** 3.05m x 2.49m (10'0" x 8'2") A fine addition to the accommodation with power and light connected, uPVC double glazed windows, two ceiling skylight windows, radiator, double glazed double doors opening onto the rear garden.

**GROUND FLOOR BEDROOM 4/SITTING ROOM:** 3.89m x 2.79m (12'9" x 9'2") A versatile room with TV point, radiator, wood-effect flooring, uPVC double glazed window to front aspect, access to loft space.

**EN-SUITE SHOWER ROOM/WC:** 2.44m x 1.35m (8'0" x 4'5") A modern stylish suite with ease of access double width shower cubicle with splashback walls, fixed rainfall shower head hose with detachable shower head hose, sliding shower splash screen doors, WC with dual push button flush, contemporary wash hand basin with tiled splashback, chrome radiator, ceiling extractor fan, ceiling spotlighting.

**UTILITY ROOM:** 2.46m x 2.31m (8'1" x 7'7") A very useful area fitted with patterned worktops with matching splashbacks, inset sink unit with mixer tap, cupboards and plumbing for automatic washing machine beneath worktops, integrated fridge and freezer, three good size matching storage cupboards, wall mounted Worcester gas boiler for hot water and central heating, ceiling spotlighting, ceiling extractor fan, chrome radiator, uPVC double glazed door with patterned glass giving access to the rear garden.

**FIRST FLOOR LANDING:** Access to roof space, part boarded, light.

**BEDROOM 1:** 4.01m x 2.9m (13'2" x 9'6") Quality floor to ceiling built-in wardrobes with three sliding doors (one mirror fronted), radiator with feature radiator cover, uPVC double glazed window to front aspect.

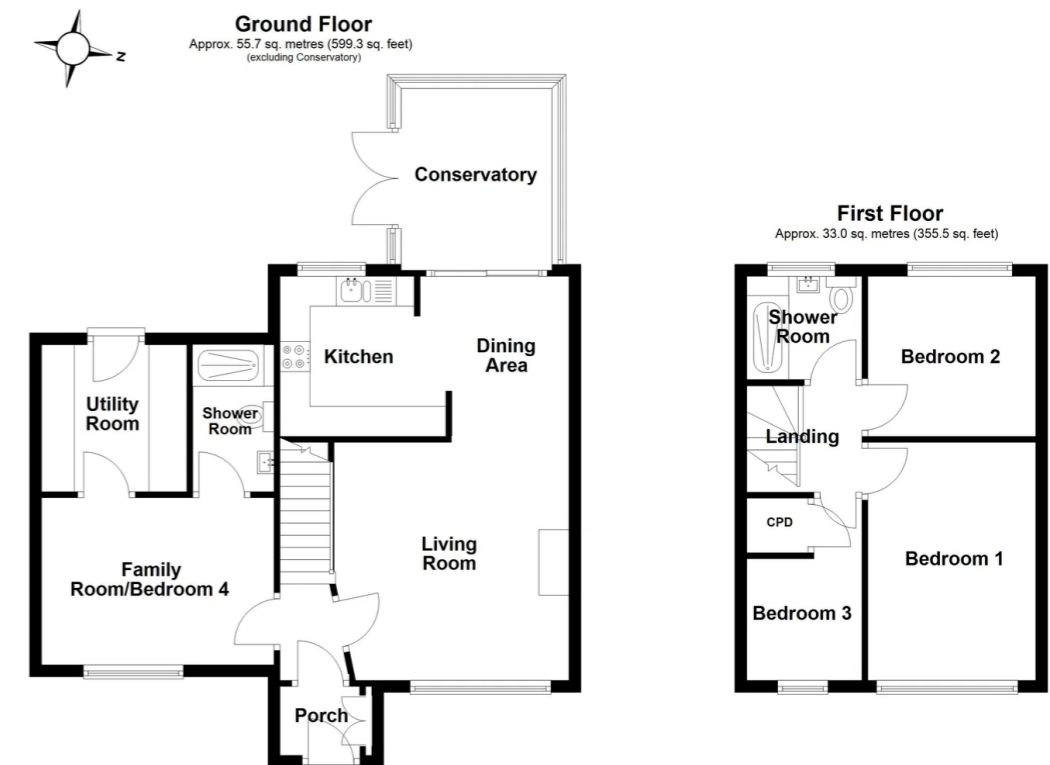
**BEDROOM 2:** 2.87m x 2.64m (9'5" x 8'8") A good size second bedroom with radiator, uPVC double glazed window to rear aspect gaining lovely views to the estuary and coastline beyond.

**BEDROOM 3:** 3.12m x 1.85m (10'3" x 6'1") overall measurement. uPVC double glazed window, radiator, fitted storage cupboard over stairwell recess.

**SHOWER ROOM/WC:** 1.83m x 1.73m (6'0" x 5'8") Stylishly fitted with modern suite comprising an oversize ease of access shower tray with shower splash screen and fixed rainfall shower head hose and detachable shower head hose, feature splashback walls, contemporary wash hand basin with drawer unit beneath, WC with push button flush, chrome radiator, fitted mirror with integrated light, attractive tiled walls, recessed ceiling spotlighting, ceiling extractor fan, uPVC double glazed window with patterned glass.

**OUTSIDE:** The property commands an impressive corner position and enjoys well tended gardens to three sides, the front garden is laid to lawn edged with colourful shrub beds with wooden picket fence and gate, patio pathway leading to the front door with outside courtesy light. Block paved pathway with decorative stone garden and further well stocked flower beds lead through a gate to the paved parking area, providing parking for two cars with power socket which can be converted to an EV electric charger, again with outside lighting. Decked patio sun terrace, wooden side gate gives access through to the Southerly facing garden, which has been attractively planned with ease of maintenance in mind comprising of a decked sun terrace, attractive pebble garden, timber GARDEN SHED, artificial lawned garden with raised flower/vegetable garden. Outside lighting, outside tap, water butt.

### FLOOR PLAN:



Total area: approx. 88.7 sq. metres (954.8 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  
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