



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	88
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	G
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
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15 Senate Way, Exmouth, EX8 4SF

GUIDE PRICE

£239,950

TENURE Freehold



**A Beautifully Presented End Of Terrace House With Parking And Gardens In A Tucked Away And Popular Location**

Gas Central Heating \* Upvc Double Glazed Windows \* Entrance Hall  
Stunning Open-Plan Living/Kitchen/Breakfast Room \* Two Large Double  
Bedrooms \* Stylish Modern Bathroom Suite \* Super First Time Purchase  
Viewing Highly Recommended

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**THE ACCOMMODATION COMPRISES:** Entrance canopy with uPVC front door with patterned window inset to:

**ENTRANCE HALL:** Radiator, staircase rising to first floor landing and door to:

**OPEN-PLAN LIVING/KITCHEN/BREAKFAST ROOM:** 7.11m x 4.22m (23'4" x 13'10") narrowing to 3.23 ( 10'7") A stunning open-plan room.

**LIVING AREA:** TV point, radiator, uPVC double glazed window to front aspect, access to good size understairs storage cupboard.

**KITCHEN/BREAKFAST AREA:** Stylishly fitted with a range of patterned work surfaces which are extended to provide a good size breakfast bar area with feature brick style tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine beneath working surfaces, inset one and a half bowl single drainer sink unit with swan neck mixer tap, inset Bosch four ring ceramic electric hob with built-in oven below and stainless steel chimney style extractor hood over with light, wall mounted cupboards – one houses the gas boiler for hot water and central heating, integrated fridge and freezer, recessed ceiling spotlighting, radiator, uPVC double glazed window overlooking the rear garden, uPVC double glazed door with adjoining picture window giving access to the rear garden.

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

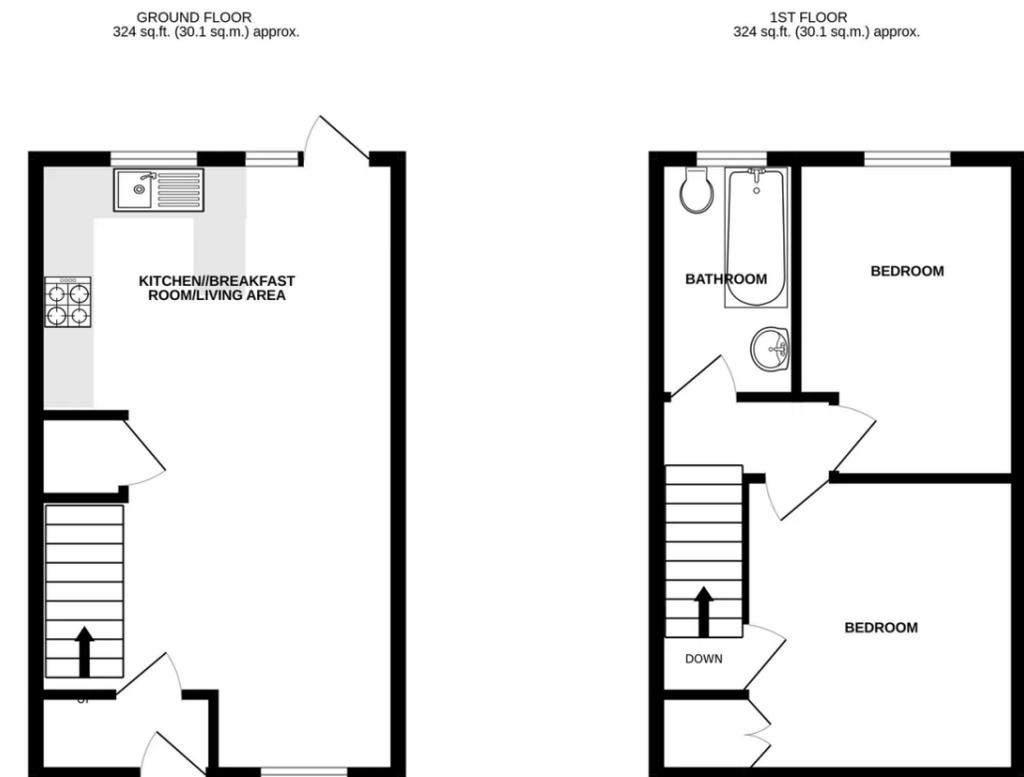
**BEDROOM 1:** 3.28m x 3.2m (10'9" x 10'6") A lovely size main bedroom, built-in wardrobe, adjoining cupboard over stairwell recess, radiator, uPVC double glazed window to front aspect.

**BEDROOM 2:** 3.78m x 2.62m (12'5" x 8'7") Another great size double bedroom, radiator, uPVC double glazed window to rear aspect.

**BATHROOM/WC:** 2.34m x 1.45m (7'8" x 4'9") Stylishly fitted, comprising bath with Mira shower unit over, shower curtain and rail, vanity style wash hand basin, WC with push button flush, chrome heated towel rail, extensive splashback walls, ceiling extractor fan, recessed ceiling spotlighting, uPVC double glazed window with patterned glass, colour co-ordinated vinyl flooring.

**OUTSIDE:** The property enjoys a tucked away location in a popular cul-de-sac close to amenities and playing fields, with driveway parking to the front of the property, from which a pathway gives access to the property with decorative stone garden area directly to the front of the property. Wooden side gate and path gives access through to the rear garden, which offers a high degree of privacy and seclusion, comprising of a composite decked sun terrace ideal for outside entertaining with raised lawned garden areas, outside light, outside cold water tap.

**FLOOR PLAN:**



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.  
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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