



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(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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9 Marlborough Close, Exmouth, EX8 4NA

GUIDE PRICE

£285,000

TENURE Freehold



A Well Maintained Semi Detached Bungalow Quietly Situated In A Favoured Cul-De-Sac Close To Amenities With Attractive Gardens, Driveway And Garage

Entrance Hall * Modern Kitchen * Good Size Lounge/Dining Room * Two Double Bedrooms * Shower Room/Wc * Rear Porch Giving Access To The Rear Garden And Garage * Central Heating And Double Glazed Windows * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: uPVC front door with double glazed fanlight window to:

ENTRANCE HALL: Wood-effect flooring, radiator, uPVC door with patterned glass to:

REAR PORCH: 1.75m x 1.4m (5'9" x 4'7") Door giving direct access to the garage and uPVC double glazed window and door giving access to the rear garden.

KITCHEN: 3.05m x 2.24m (10'0" x 7'4") Stylishly refitted with patterned work surfaces with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine and appliance space beneath worktops, inset single drainer sink unit with chrome mixer tap, wall mounted cupboards, concealed lighting beneath, gas and electric cooker point, radiator, linen cupboard also housing Glow Worm gas boiler for hot water and central heating, shelved larder style cupboard, uPVC double glazed window to side aspect.

LOUNGE/DINING ROOM: 5.18m x 3.68m (17'0" x 12'1") A bright spacious room with uPVC double glazed window to front aspect, living flame-effect coal gas fire housed in fire surround, TV point, two radiators, door to:

INNER HALLWAY: With access to roof space.

BEDROOM 1: 3.66m x 2.79m (12'0" x 9'2") Radiator, uPVC double glazed window, double glazed door to:

CONSERVATORY: 2.44m x 2.34m (8'0" x 7'8") A useful addition to the accommodation providing a tranquil seating area overlooking the gardens via uPVC double glazed windows and uPVC double glazed door.

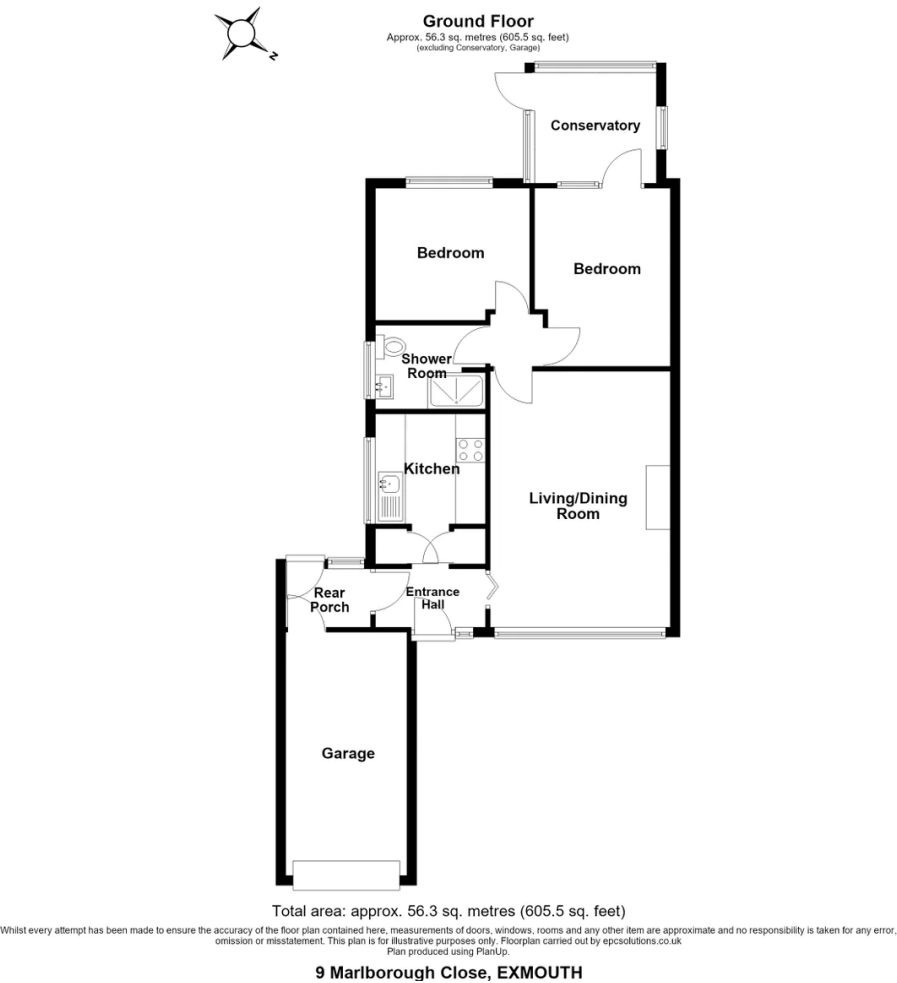
BEDROOM2: 3.23m x 2.79m (10'7" x 9'2") Good size double bedroom with radiator, TV point, uPVC double glazed window overlooking the rear garden.

SHOWER ROOM/WC: 2.31m x 1.7m (7'7" x 5'7") Comprising good size shower cubicle with folding shower splash screen door, Mira shower unit, vanity style wash hand basin, WC, tiling to splash prone areas, radiator, uPVC double glazed window with patterned glass.

OUTSIDE: The property enjoys a lawned front garden edged with flower and shrub beds, outside lighting, driveway providing off road parking leading to the GARAGE. The rear garden is a lovely feature of the property providing a good degree of privacy and seclusion, together with a sunny aspect. Comprising of two patio sun terrace areas, lawned garden with colourful flower beds and rockery garden, side patio pathway gives access to the rear porch with outside cold water tap.

GARAGE: 5m x 2.64m (16'5" x 8'8") Power and light connected, modern electric consumer unit, gas meter, door giving access into the bungalow.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.