



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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19 Regents Gate, Exmouth, EX8 1TR

GUIDE PRICE

£500,000

TENURE Freehold



**A Four Bedroom Detached House Forming Part Of A Select Development Close To The Town Centre With Level Landscaped Gardens And Wonderful Estuary And Coastline Views**

Reception Hall \* Lounge \* Separate Dining Room \* Study \* Kitchen \* Utility Room \* Ground Floor Cloakroom/Wc \* Four Bedrooms \* En-Suite Bathroom/Wc \* Shower Room/Wc Upvc Double Glazed Windows \* Gas Central Heating \* For Sale With No Ongoing Chain

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**THE ACCOMMODATION COMPRISES:** Pillared entrance canopy with tiled floor and outside carriage light, door with patterned window inset to:

**RECEPTION HALL:** Radiator, stairs rising to first floor landing with useful understairs storage cupboard beneath.

**GROUND FLOOR CLOAKROOM/WC:** 1.65m x 0.89m (5'5" x 2'11") Wash hand basin with tiled splashback, WC, extractor fan.

**LOUNGE:** 5.05m x 3.48m (16'7" x 11'5") A bright and good size room with uPVC double glazed window and uPVC double doors opening onto the rear garden, both enjoying fine coastal views, fire surround with marble hearth, two radiators, TV point.

**DINING ROOM:** 3.78m x 2.82m (12'5" x 9'3") Radiator, uPVC double glazed window to front aspect.

**KITCHEN:** 3.48m x 2.69m (11'5" x 8'10") Fitted with a range of patterned gloss finished worktops with cupboards and drawer units beneath worktops, inset single drainer sink unit with mixer tap, gas cooker point, wall mounted cupboards, patterned part tiled walls, plate rack, radiator, uPVC double glazed window to rear aspect gaining views across the town to the estuary and coastline, door to:

**UTILITY ROOM:** 2.41m x 1.68m (7'11" x 5'6") Single drainer sink unit set into work surface with cupboards, drawer units and plumbing for automatic washing machine beneath, space for upright fridge/freezer, wall mounted gas boiler for hot water and central heating, radiator, part tiled walls, ceiling extractor fan, access to roof space, space for upright fridge/freezer, internal door to garage, uPVC double glazed window to rear aspect, again with coastal views, part glazed door giving access to outside.

**STUDY:** 3.05m x 2.57m (10'0" x 8'5") Radiator, uPVC double glazed window to front aspect.

**FIRST FLOOR LANDING:** Access to roof space via loft ladder, cupboard housing water cylinder.

**BEDROOM 1:** 4.52m x 2.82m (14'10" x 9'3") Built-in wardrobes, radiator, uPVC window to front aspect.

**EN-SUITE BATHROOM/WC:** 1.96m x 1.75m (6'5" x 5'9") Comprising of bath with shower unit over, shower splash screen, wash hand basin set in display surface with cupboard beneath, large fitted mirror over, WC, shaver socket, radiator, ceiling spotlighting and ceiling extractor fan.

**BEDROOM 2:** 3.3m x 2.84m (10'10" x 9'4") Built-in range of wardrobes, radiator, uPVC double glazed window to front aspect.

**BEDROOM 3:** 3.05m x 2.92m (10'0" x 9'7") Radiator, uPVC double glazed window to rear aspect gaining superb views across the town to the Marina, estuary and coastline beyond.

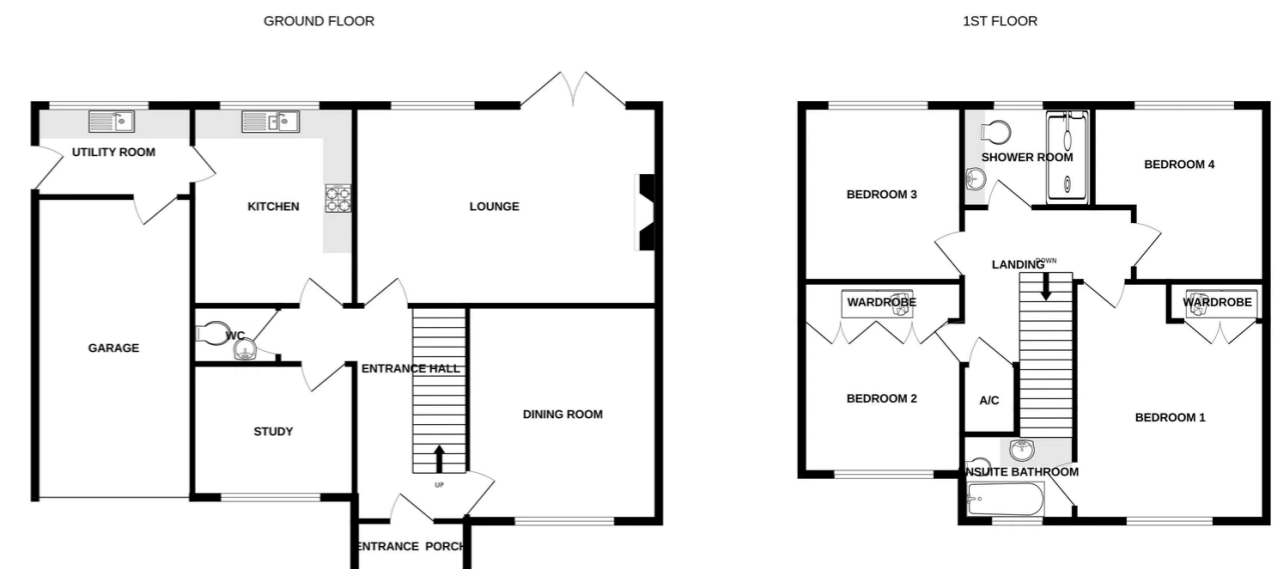
**BEDROOM 4:** 2.74m x 2.46m (9'0" x 8'1") Radiator, uPVC double glazed window to rear aspect, again enjoying wonderful coastal views.

**MAIN SHOWER ROOM/WC:** 2.24m x 1.68m (7'4" x 5'6") Comprising of an oversize shower tray with shower splash screen and shower unit, shower curtain and rail, wash hand basin set in display surface, with tiled surrounds and cupboards beneath, WC, ceiling extractor fan, shaver socket, uPVC double glazed window with patterned glass.

**OUTSIDE:** Located in an enviable select development close to the town centre, the property enjoys a decorative stone garden with colourful trees and shrubs offering an array of colour with a double width driveway leading to a SINGLE GARAGE. A wooden side gate and patio pathway leads through to the rear garden. The rear garden is attractively planned with ease of maintenance in mind comprising of a good size patio sun terrace ideal for outside entertaining, decorative stone garden area with colourful flower and shrub beds. There is a TIMBER SUMMERHOUSE with glazed panel double doors, outside lighting, outside cold water tap.

**GARAGE:** 5.38m x 2.69m (17'8" x 8'10") With electric consumer unit, power and light connected and door giving direct access into the property.

**FLOOR PLAN:**



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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