



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

3 Brackenwood, Exmouth, EX8 4BE

GUIDE PRICE

£280,000

TENURE Freehold



**An Extended Detached Bungalow Enjoying A Convenient Cul-De-Sac Location, Private Rear Garden, Driveway And Garage**

Entrance Porch \* Reception Hall \* Lounge \* Sun Lounge Extension/Study  
 Fitted Kitchen \* Two Bedrooms \* Modern Wet Room/Wc \* Gas Central Heating \* Double Glazed Windows \* Owned Solar Panels  
 For Sale With No Ongoing Chain

### 3 Brackenwood, Exmouth, EX8 4BE

**THE ACCOMMODATION COMPRISES:** Upvc front door with patterned double glazed window inset to:

**ENTRANCE PORCH:** Inner uPVC door with patterned window inset to:

**RECEPTION HALL:** Radiator, coats cupboard, linen cupboard with slatted shelving, access to large roof space housing gas boiler. The roof space offers potential for conversion to additional accommodation if required subject to the necessary consents.

**LOUNGE:** 4.27m x 3.33m (14'0" x 10'11") TV point, two radiators, additional wall lighting, fitted gas fire, uPVC double glazed double doors with picture window to either side, to:

**SUN LOUNGE EXTENSION:** 7.26m x 2.24m (23'10" x 7'4") A spacious addition to the accommodation, two radiators, uPVC double glazed windows and sliding patio doors overlooking and opening onto the rear garden, uPVC double glaze door to:

**STUDY:** 2.24m x 1.7m (7'4" x 5'7") A versatile area with fitted desk unit with cupboard and drawer units beneath, ample double power sockets, uPVC double glazed windows overlooking the side and rear aspects.

**KITCHEN:** 3.35m x 2.24m (11'0" x 7'4") Fitted range of gloss finish patterned work surfaces with tiled surrounds, with cupboards, drawer units, space and plumbing for automatic washing machine and dishwasher beneath worktops (both washing machine and dishwasher included within the sale), inset single drainer sink unit with mixer tap, four ring induction hob with extractor hood over, built-in oven below, wall mounted cupboards, upright larder style cupboard, radiator, double glazed window to front aspect, double glazed door with patterned glass to outside.

**BEDROOM 1:** 3.63m x 3.33m (11'11" x 10'11") Radiator, double glazed window to the rear overlooking the sun lounge, TV point.

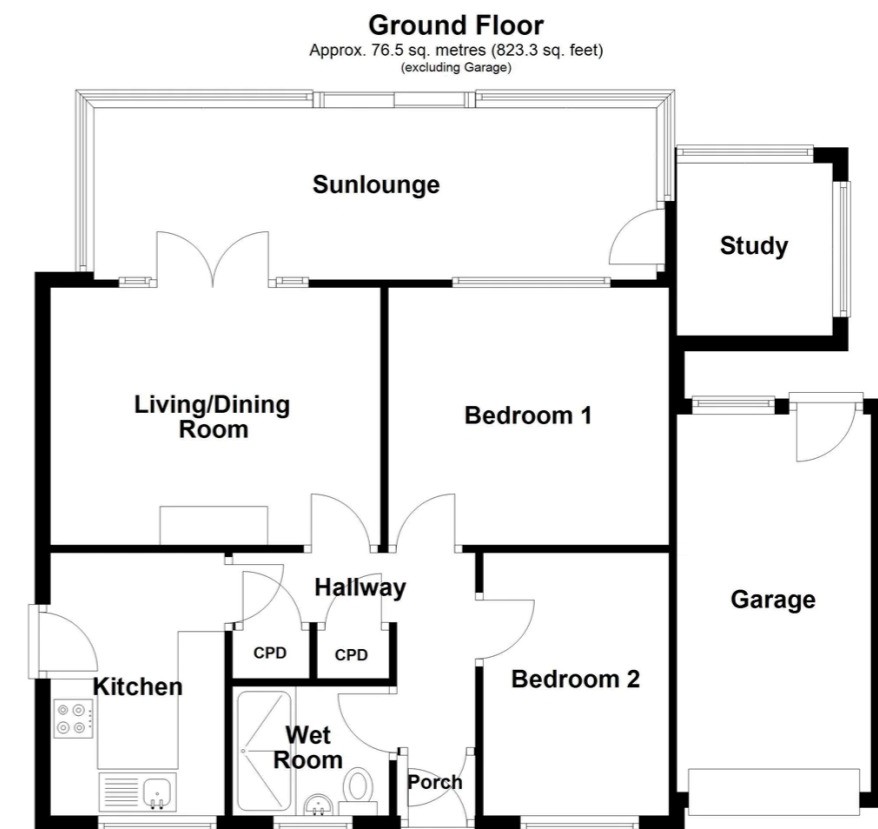
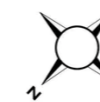
**BEDROOM 2:** 3.4m x 2.41m (11'2" x 7'11") Radiator, double glazed window to front aspect.

**WET ROOM/WC:** 1.93m x 1.65m (6'4" x 5'5") Fitted with Mira shower unit, shower curtain and rail plus low level shower splash screens, pedestal wash hand basin, WC, tiling to splash prone areas, extractor fan, radiator, double glazed window with patterned glass.

**OUTSIDE:** Located in a small cul-de-sac on the edge of Withycombe Village, the property enjoys a driveway providing off road parking leading to the GARAGE. The front garden is laid to lawn with shrub beds, outside cold water tap and power socket. Side pathway gives access through to the rear garden, which is mainly laid to lawn and offers a high degree of privacy backing onto Withycombe brook. Timber garden shed, side pathway giving access to the rear of the garage.

**GARAGE:** 5.11m x 2.39m (16'9" x 7'10") Up and over door, houses the electric consumer unit, control and meter panels for solar heating, window, power and light connected.

#### FLOOR PLAN:



Total area: approx. 76.5 sq. metres (823.3 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  
Plan produced using PlanUp.

**3 Brackenwood, EXMOUTH**