



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	58
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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21 Moorfield Road, Address, Exmouth,
EX8 3QN

GUIDE PRICE
£365,000
TENURE Freehold



A Well Presented And Much Improved Family Home Enjoying A Convenient Location Close To Schools And Amenities With Driveway Parking And Attractive Good Size Level Enclosed Rear Garden.

Entrance Porch And Reception Hall * Lounge * Separate Sitting Room * Modern Open Plan Kitchen/Dining Room * Side Porch And Ground Floor Cloakroom/WC * Three First Floor Bedrooms * Stylish Bathroom Suite * Gas Central Heating And Double Glazed Windows * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Upvc double glazed front door with patterned glass with matching picture window to one side to:

ENTRANCE PORCH: Courtesy light; tiled floor; inner double glazed door with patterned glass to:

RECEPTION HALL: Radiator; wood laminate flooring; cupboard housing meters; double glazed tilt and turn window with patterned glass; stairs rising to first floor landing with useful understairs storage cupboard beneath.

LOUNGE: 3.71m x 3.53m (12'2" x 11'7") plus wall recesses. Wood laminate flooring; television point; radiator; Upvc double glazed window to front aspect.

SITTING ROOM: 3.89m x 3.63m (12'9" x 11'11") maximum overall measurement. A versatile room with central chimney recess which opens through to the Dining Area with log burner stove standing on a slate hearth; stylish upright radiator; Upvc double glazed window and door overlooking and opening on to the rear garden; wood laminate flooring.

OPEN PLAN KITCHEN/DINING ROOM: 4.42m x 4.32m (14'6" x 14'2") maximum overall measurement. A stylish and bright room comprising KITCHEN with patterned work tops with tiled surrounds; cupboards, drawer units, plumbing for automatic washing and further appliance space beneath work tops; wall mounted cupboards; single drainer sink unit with mixer tap; induction hob; built in oven; integrated fridge and freezer; larder style cupboard with matching unit front with drawer units beneath; recessed ceiling spotlighting; Upvc double glazed window to front aspect; further Upvc double glazed tilt and turn window overlooking the rear garden. DINING AREA: Radiator; chimney recess housing log burner stove standing on slate hearth; Upvc double glazed tilt and turn window overlooking the rear garden; wood laminate flooring throughout.

From the Kitchen, double glazed door with frosted glass to:

SIDE PORCH: 2.74m x 0.97m (9'0" x 3'2") With Upvc sliding patio doors and window to outside; courtesy lighting; door to:

CLOAKROOM/WC: Fitted with WC with push button flush; tiled floor; Upvc double glazed window with patterned glass.

FIRST FLOOR LANDING: Upvc double glazed window to side aspect; linen cupboard housing modern gas boiler for hot water and central heating; access to roof space.

BEDROOM ONE: 3.76m x 3.45m (12'4" x 11'4") Radiator; built in wardrobe with storage cupboard over; Upvc double glazed window to front aspect.

BEDROOM TWO: 3.56m x 3.4m (11'8" x 11'2") Another good size double bedroom with built in wardrobe with storage cupboards over; radiator; Upvc double glazed window overlooking the rear garden.

BEDROOM THREE: 2.79m x 2.34m (9'2" x 7'8") maximum overall measurement. Upvc double glazed window to side aspect; fitted cupboard over stairwell recess.

BATHROOM/WC: 2.29m x 1.7m (7'6" x 5'7") Stylishly fitted with bath; Mira shower unit over; shower splash screen; wash hand basin with chrome mixer tap with cupboards beneath; WC with concealed cistern and push button flush and cupboards over; attractive extensively tiled walls; large fitted mirror; Upvc window with patterned glass; ceiling spotlighting; ceiling extractor fan.

OUTSIDE: To the front of the property is driveway parking There is a front garden area with mature flower beds and tree. A wooden side gate and pathway gives access through to the rear garden. The rear garden is a lovely feature of the property comprising of a large patio sun terrace ideal for outside entertaining; level lawned garden which is fully enclosed with timber fencing, ideal for family use; outside lighting; outside cold water tap. There is a substantial GARDEN STORE which is divided into two areas.

STORE ONE: 2.29m x 2.13m (7'6" x 7'0") Accessed via double wooden doors from the patio area with window overlooking the garden.

STORE TWO: Access via a wooden door.

FLOOR PLAN:

