



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

38 Engineers Way, Exmouth, EX8 2FZ

GUIDE PRICE
£325,000
TENURE Freehold



A Superb Modern Semi Detached House Forming Part Of A Favoured Newly Built Development, Enjoying Driveway Parking And Landscaped Rear Garden

Beautifully Presented Accommodation With Numerous Upgrades * Entrance Hall * Attractive Lounge * Ground Floor Cloakroom/Wc * Stylish Kitchen/Breakfast/Dining Room * Three Good Size First Floor Bedrooms En-Suite Shower Room/Wc * Well Appointed Bathroom/Wc * Gas Central Heating * Double Glazed Windows * No Ongoing Chain

38 Engineers Way, Exmouth, EX8 2FZ

THE ACCOMMODATION COMPRISES: Entrance canopy with outside courtesy light, composite front door to:

ENTRANCE HALL: Radiator, cupboard housing meters, staircase rising to first floor landing, door to:

LOUNGE: A most attractive room with uPVC double glazed to front elevation with wooden window shutters, TV point, luxury vinyl flooring, door to:

INNER HALLWAY AREA: With access to good size understairs storage cupboard and door to:

GROUND FLOOR CLOAKROOM/WC: Pedestal wash hand basin, WC with push button flush, chrome heated towel rail, luxury vinyl flooring, extensively tiled walls, large mirror, recessed ceiling led spotlighting.

KITCHEN/BREAKFAST/DINING ROOM: A most stylish kitchen fitted with a range of wood-effect worktops with glass rustic design splashbacks, cupboards, drawer units, integrated washing machine and dishwasher beneath worktops, inset one and a half bowl single bowl sink unit with mixer tap, inset four ring induction hob with extractor hood over and built-in double oven, cupboards above and below, integrated fridge and freezer, wall mounted with concealed lighting beneath – one of which houses the Ideal gas boiler for hot water and central heating, feature glass top breakfast bar, stylish upright radiator, recessed ceiling led spotlighting, ceiling extractor fan in kitchen area, downlighter in dining room area, luxury vinyl flooring, uPVC double glazed windows, double glazed double doors, both with fitted blinds overlooking and opening onto the rear garden.

FIRST FLOOR LANDING: Radiator, large access to roof void via a substantial ladder, which is fully boarded with light.

BEDROOM 1: Radiator, uPVC double glazed window to front aspect with wooden window blinds, TV point.

EN-SUITE SHOWER ROOM/WC: 1.73m x 1.68m (5'8" x 5'6") Fitted with shower cubicle with folding shower splash screen door and shower splash screen, shower unit with fixed rainfall shower head hose and detachable shower head hose, attractive tiled cubicle area, pedestal wash hand basin, WC with push button flush, shaver socket, further attractively tiled walls with colour coordinated tiled floor, mirror fronted medicine cabinet, recessed ceiling led spotlighting, chrome heated towel rail, uPVC double glazed window with patterned glass.

BEDROOM 2: TV point, radiator, uPVC double glazed window to rear aspect.

BEDROOM 3: Radiator, uPVC double glazed window to rear aspect.

BATHROOM/WC: 2.01m x 1.68m (6'7" x 5'6") Bath with shower over, shower splash screen, pedestal wash hand basin, WC with push button flush, attractive to splash prone areas, mirror fronted medicine cabinet, chrome heated towel rail, colour co-ordinated tiled flooring, recessed led ceiling spotlighting, ceiling extractor fan.

OUTSIDE: To the front of the property is an attractive garden enclosure with driveway along the side of the property offering parking for two cars. A side gate gives access to the rear garden which is a wonderful feature of the property, landscaped and planned with ease of maintenance in mind comprising of an artificial lawned garden, with timber framed glass pergola adjoining the rear elevation of the property with seating and storage areas, outside cold and hot water taps, outside power and light, timber garden shed, additional decorative stone garden area towards the rear of the garden. The garden enjoys a high degree of privacy and sunny aspect.

AGENTS NOTE: The property is within easy reach of lovely grassed area and park which links Buckingham Heights development to the Plumb Park development, ideal for beautiful walks and approximately two mile route through to access the seafront and town centre. There is Estates and Management Charge to retain this area – amount to be confirmed. The cycle track to Budleigh Salterton is also close by.

FLOOR PLAN:



Room	Metres	Feet & Inches
Kitchen-Dining	4.72m x 2.88m	15'6" x 9'5"
Lounge -max-	3.69m x 4.27m	12'1" x 14'0"

Room	Metres	Feet & Inches
Bedroom 1 -min-	2.96m x 2.83m	9'9" x 9'4"
Bedroom 2	2.63m x 3.31m	8'8" x 10'10"
Bedroom 3 -max-	2.01m x 3.55m	6'7" x 11'8"