



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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4 Walls Close, Exmouth, EX8 4LY

GUIDE PRICE
£410,000
TENURE Freehold



A Beautifully Presented Detached House Conveniently Located In A Quiet Cul-De-Sac With Manageable Gardens, Drive And Large Garage

Extended Ground Floor Accommodation * Spacious Lounge/Dining Room
Stylish Modern Kitchen * Cloakroom/Wc * Three Double Bedrooms * Quality
Family Shower Room/Wc * Gas Central Heating * Double Glazed Windows
Viewing Recommended

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THE ACCOMMODATION COMPRISES: uPVC front door with patterned double glazed inset and matching picture window side screen to:

SPACIOUS RECEPTION HALL: Impressive entrance to the property with turning staircase with glass balustrade rising to first floor landing with uPVC double glazed window on half landing allowing an abundance of light into the hallway. Understairs storage cupboard with radiator housed in feature radiator cover, wood laminate flooring, recessed ceiling spotlighting.

GROUND FLOOR CLOAKROOM/WC: Fitted with vanity style wash hand basin with mirror with integrated light over, WC with push button flush, radiator, attractive part tiled walls, wood laminate flooring, uPVC double glazed window with patterned glass.

KITCHEN: 4.22m x 2.72m (13'10" x 8'11") Extended kitchen stylishly fitted with range of worktops with matching splashbacks, cupboards and drawer units, space for dishwasher beneath work surfaces, inset single drainer sink unit, built-in double oven with cupboards and drawer units below, five ring gas hob with glass splashback and stainless steel chimney extractor hood over with light and display lighting, integrated fridge and freezer, larder style cupboard with fitted shelving and wine rack, recessed ceiling spotlighting, stylish upright radiator, tiled flooring, uPVC double glaze double doors opening onto the rear garden, uPVC double glazed door giving direct access into the garage.

LOUNGE/DINING ROOM: 7.11m x 4.11m (23'4" x 13'6") narrowing in dining area to 3.25m (10'8") A spacious bright and extended living area with uPVC double glazed windows to front aspect and bi-fold doors opening onto the rear garden. Recessed living flame electric fire with log store below, display mantel and surface providing a wonderful focal point to the room, radiator, wood laminate flooring.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM 1: 5.74m x 2.95m (13'7" x 9'8") With fitted wardrobes, radiator, uPVC double glazed window to rear aspect.

BEDROOM 2: 3.28m x 2.97m (10'9" x 9'9") Built-in wardrobe with adjoining shelving unit, radiator, uPVC double glazed window to front aspect.

BEDROOM 3: 2.95m x 2.69m (9'8" x 8'10") Another good size double bedroom with uPVC double glazed window to rear aspect, radiator.

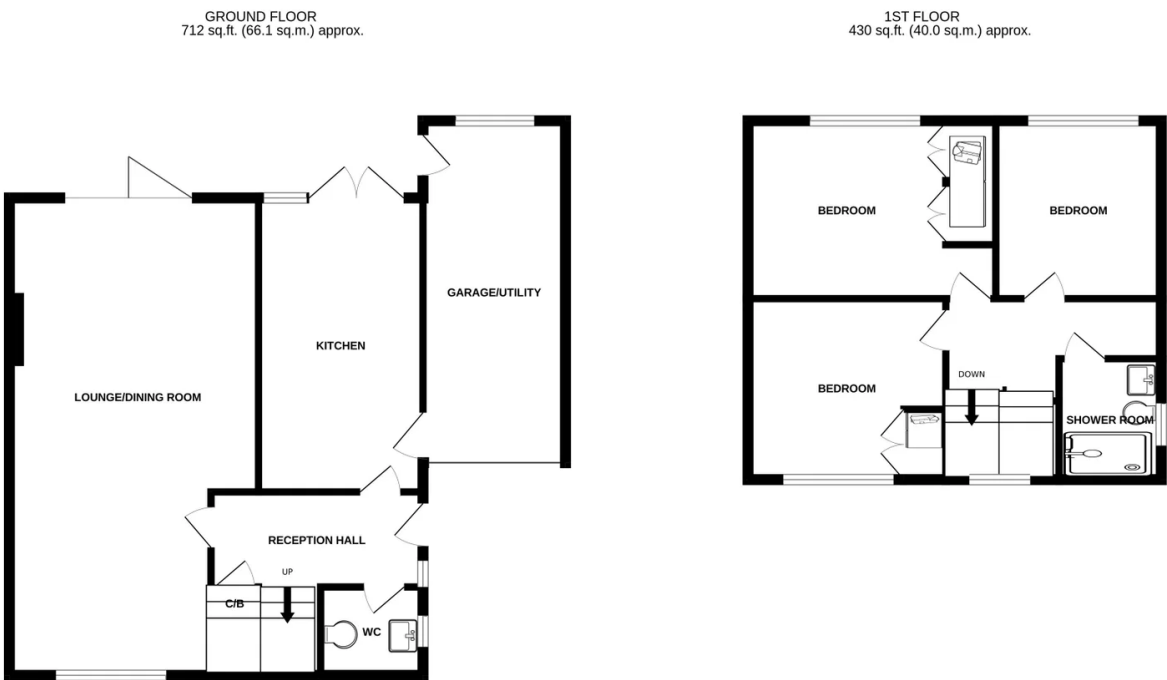
SHOWER ROOM/WC: 2.87m x 1.68m (9'5" x 5'6") Stylishly refitted, comprising of shower tray and drying area, shower splash screen, shower unit, ceiling mounted rainfall shower head hose, wall mounted contemporary style wash hand basin with chrome mixer tap, WC with push button flush, wall mounted cabinet, attractive tiling to splash prone areas, ladder radiator, recessed ceiling spotlighting, uPVC double glazed window with patterned glass, ceiling extractor fan.

OUTSIDE: To the front of the property is a lawned garden edged with shrub and rose beds, with block paved driveway providing parking for two cars in tandem, leading to:

GARAGE/UTILITY AREA: 7.29m x 2.62m (23'11" x 8'7") Electric roller door. Worktops with cupboards, plumbing for automatic washing machine and tumble dryer space beneath, wall mounted Vaillant gas boiler for hot water and central heating, wall mounted cupboards, uPVC double glazed window, uPVC door giving direct access to the property and further part glazed door giving access through to the rear garden.

The rear garden is fully enclosed and level, provides a high degree of privacy and sunshine, mainly laid to lawn with flower beds, outside lighting, outside cold water tap.

FLOOR PLAN:



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.
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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