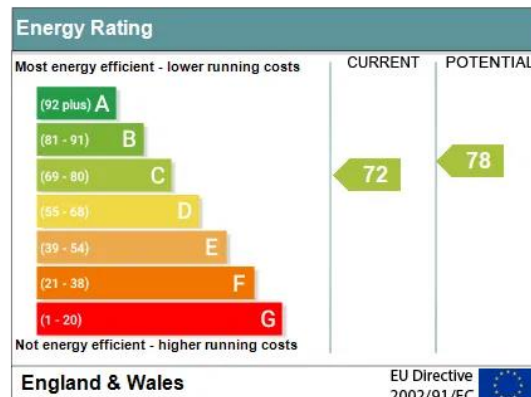
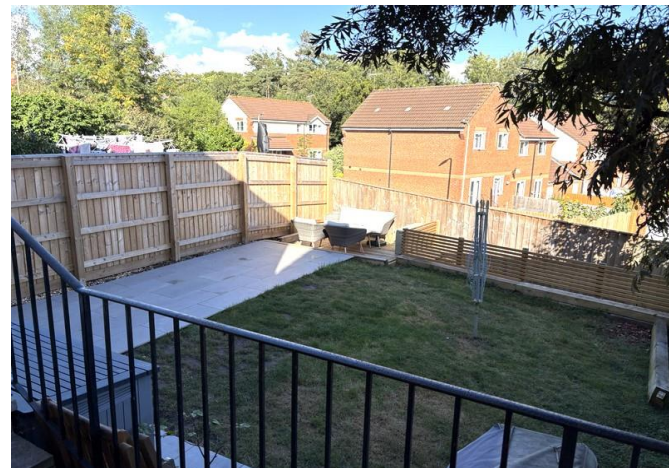




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82 Byron Way, Exmouth, EX8 5SA

GUIDE PRICE
£325,000
TENURE Freehold



A Beautifully Presented Family Home Located In A Popular Area With Landscaped Rear Garden, Driveway Parking And Garage/Store.

Ground Floor WC * Stylish Well Appointed Kitchen * Spacious Lounge/ Dining Room * Utility Room * Three First Floor Bedrooms * Modern Bathroom Suite * Gas Central Heating And Double Glazed Windows * Super Family Home

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THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY: With inset spotlight; composite front door giving access to:

RECEPTION HALL: Wood flooring; radiator housed in feature radiator cover; stairs rising to first floor landing; telephone point.

GROUND FLOOR CLOAKROOM/WC: Fitted with pedestal wash hand basin with tiled splashback; WC; radiator; Upvc radiator with patterned glass.

KITCHEN: 3.25m x 2.46m (10'8" x 8'1") Stylishly refitted comprising a range of wood effect work tops with matching splashbacks with cupboards, drawer units and integrated dishwasher beneath work tops; integrated fridge and freezer; wall mounted cupboards incorporating two glass fronted display units with display lights with concealed lighting beneath; wall mounted cupboard housing gas boiler for hot water and central heating; inset ceramic electric hob with patterned splashback with extractor hood over; built in oven and grill with cupboard and drawer units above and below; inset one and a half bowl single drainer sink unit with mixer tap; recessed ceiling spot lighting; tiled flooring; double glazed window to front aspect; archway opening through to:

LOUNGE/DINING ROOM: 4.98m x 4.83m (16'4" x 15'10") also accessed from the Reception Room. A bright spacious room with wood effect flooring; two radiators; television point; feature wood panelling in dining area; access to good size understairs storage cupboard; double glazed windows; double glazed double patio doors opening on to the rear garden. Door to:

UTILITY ROOM: 2.69m x 1.75m (8'10" x 5'9") A useful area converted from the rear part of the garage. Comprising of a single drainer sink unit with mixer tap set into work surface; plumbing for automatic washing machine; tumble dryer space; cupboard beneath; wall mounted cupboards; shelving unit; door giving access to the garage store; Upvc double door to outside.

FIRST FLOOR LANDING: Access to roof space; linen cupboard with slatted shelving.

BEDROOM ONE: 3.76m x 2.92m (12'4" x 9'7") Television point; radiator; built in double wardrobe; double glazed window to front aspect.

BEDROOM TWO: 3.68m x 2.67m (12'1" x 8'9") A good size double bedroom with built in double wardrobe; radiator; double glazed window to rear aspect.

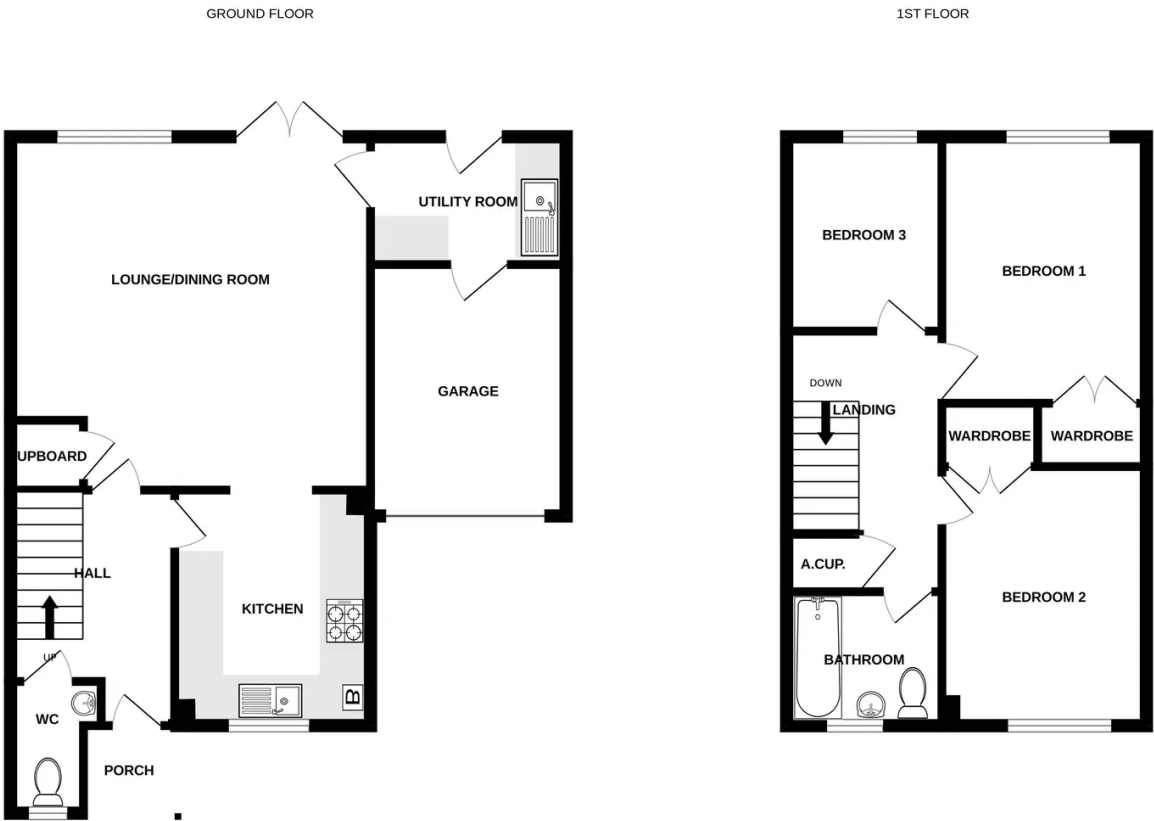
BEDROOM THREE: 2.67m x 2.21m (8'9" x 7'3") Radiator; double glazed window to rear aspect.

BATHROOM/WC: 1.93m x 2.44m (6'4" x 8'0") Comprising bath with shower over with fixed rainfall shower head hose and detachable hose; shower splash screen; vanity style wash hand basin; WC with push button flush; attractive fully tiled walls; tiled flooring with underfloor heating; chrome heating towel rail.

OUTSIDE: To the front of the property is a block paved front garden providing additional parking area if needed plus driveway parking leading to the GARAGE/STORE. The rear garden is a feature of the property comprising of a good size patio sun terrace and decked area positioned to enjoy the best of the sunshine and providing an ideal place for outside entertaining; lawned area of garden; outside lighting; gate providing rear pedestrian access.

GARAGE/STORE: 3.35m x 2.74m (11'0" x 9'0") Up and over door; power and light connected; door giving access directly 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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