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Pennys estate agents

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14 Larch Close, Exmouth, EX8 5NQ

GUIDE PRICE
£215,000
TENURE Freehold



A Well Presented And Much Improved Two Bedroomed Mid Terraced House Located In A Popular And Convenient Location With Southerly Aspect Rear Garden And Parking Space.

Upvc Double Glazed Windows And Gas Central Heating Via Modern Boiler * Living/Dining Room * Stylish Modern Kitchen * Two Bedrooms * Modern Bathroom Suite * Ideal For First Time Purchase * For Sale With No Ongoing Chain

rightmove

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

ENTRANCE LOBBY: Opening through to:

LIVING/DINING ROOM: 5.11m x 3.61m (16'9" x 11'10") Upvc double glazed window to front aspect; television point; stairs rising to first floor landing with useful understairs storage cupboard beneath; door to:

KITCHEN: 3.61m x 2.16m (11'10" x 7'1") Stylishly refitted with a range of worktops, matching upstands with tiling over to splash prone areas; inset single drainer sink unit; four ring induction hob with stainless steel back and matching extractor hood over; range of cupboard and drawer units and plumbing for automatic washing machine beneath work surfaces; wall mounted cupboards; modern gas boiler for hot water and central heating; space for upright fridge freezer; radiator; Upvc double glazed window and double glazed door overlooking and giving access to the rear garden with outlook towards the estuary and coastline beyond.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM ONE: 3.84m x 2.69m (12'7" x 8'10") Fitted with wardrobe and cupboard over stairwell recess; Upvc double glazed window to front access.

BEDROOM TWO: 3.45m x 2.57m (11'4" x 8'5") Radiator; Upvc double glazed window to rear aspect.

BATHROOM/WC: Fitted with modern suite comprising bath with shower attachment; shower splash screen; pedestal wash hand basin; WC; fitted mirror; chrome heated towel rail; Upvc double glazed window with patterned glass.

OUTSIDE: To the front of the property is a decorative stone front garden. To the rear of the property there is a southerly aspect rear garden planned for ease of maintenance in mind with an area of artificial lawned garden; patio area; outside cold water tap and rear pedestrian gate to service lane. Located close by is a **PARKING SPACE**.

FLOOR PLAN:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.