



26 Featherbed Lane, Exmouth,
EX8 3NE

GUIDE PRICE
£400,000
TENURE Freehold



A Detached Three Double Bedroom Older Style House Located In A Favoured Area With Good Size Sunny Aspect Rear Garden, Ample Driveway Parking And Garage/Store

Entrance Porch And Reception Hall * Separate Lounge And Dining Room
Kitchen/Breakfast Room * Three Double Bedrooms * Modern Bathroom Suite * Gas
Central Heating * Double Glazed Windows * For Sale With No Ongoing Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES: Upvc front door with patterned glass with window inset to:

ENTRANCE PORCH: Double glazed windows with patterned glass; inner solid wood part glazed door to:

RECEPTION HALL: Radiator with display shelf over; stairs rising to first floor with understairs storage cupboard beneath.

LOUNGE: 5.38m x 3.43m (17'8" x 11'3") maximum measurements into wall recesses. A bright triple aspect room with double glazed windows to front, rear and side aspects; attractive fireplace with matching hearth housing living flame electric fire; two radiators; television point.

DINING ROOM: 3.71m x 3.35m (12'2" x 11'0") into wall recesses. A spacious bright room with double glazed windows to front and side aspects; radiator; picture rail.

KITCHEN/BREAKFAST ROOM: 3.66m x 2.87m (12'0" x 9'5") plus doorway recess. Fitted with patterned work tops with tiled surrounds; cupboard and drawer units, integrated dishwasher and space and plumbing for automatic washing machine beneath work tops; circular single drainer sink unit with mixer tap, space for upright fridge freezer; fitted larder style cupboards with further storage cupboards over; radiator; timer control for hot water and central heating; double glazed windows to side and rear aspects and double glazed door with patterned glass giving access to the rear garden.

FIRST FLOOR LANDING: Picture rail; large picture window with patterned glass to side aspect.

BEDROOM ONE: 3.66m x 3.3m (12'0" x 10'10") Double glazed windows to front and side aspects; built in floor to ceiling double wardrobe with mirror fronted sliding doors, clothes rail and shelving; radiator.

BEDROOM TWO: 3.35m x 3.12m (11'0" x 10'3") Built in floor to ceiling wardrobes with four sliding doors; radiator; two sets of double glazed windows overlooking the rear aspect.

BEDROOM THREE: 3.4m x 2.69m (11'2" x 8'10") into wall recess. Two sets of double glazed windows to front and side aspects; built in wardrobe with storage cupboard over; radiator; picture rail.

BATHROOM/WC: 2.64m x 2.57m (8'8" x 8'5") A modern suite comprising bath with Mira shower unit over; shower splash screen; pedestal wash hand basin; WC with push button flush; extensively tiled walls; cupboard housing water cylinder; radiator; electric Dimplex wall heater; double glazed window with patterned glass.

OUTSIDE: To the front of the property is a good size block paved driveway leading to the GARAGE. The front garden is laid to lawn edged with flower beds and borders; Upvc door gives access through to the rear garden. The rear garden is a lovely feature of the property being level and secluded and enjoying a sunny aspect, mainly laid to lawn with central pathway extending the length of the garden with mature shrubs and trees. Timber garden shed.

Accessed from the garden via a Upvc door to:

OUTSIDE STORE: Housing Worcester gas boiler for hot water and and central heating:

GARAGE: 4.8m x 2.51m (15'9" x 8'3") Wooden doors; window; Upvc door giving access to the rear garden.

FLOOR PLAN:



Total area: approx. 92.8 sq. metres (998.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
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