



8 Chichester Close, Exmouth, EX8 2JU

GUIDE PRICE

£355,000

TENURE Freehold



**An Extended Semi Detached Chalet Style Bungalow With Ample Parking, Attractive Gardens And Garage Enjoying A Favoured, Quiet Cul-De-Sac Location**

Entrance Porch And Reception Hall \* Lounge \* Modern Fitted Kitchen With Built-In Appliances \* Sitting Room/Bedroom Three \* Dining Room Extension Ground Floor Bedroom \* Modern Shower Room/WC \* Spacious First Floor Bedroom Two \* Gas Central Heating \* Double Glazing \* Viewing Recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:** Double glazed front door giving access to:

**ENTRANCE PORCH:** 2.62m x 1.83m (8'7" x 6'0") Tiled floor, double glazed windows. Inner part glazed door giving access to:

**RECEPTION HALL:** With radiator, linen cupboard housing Worcester gas boiler, radiator, telephone point, open tread staircase rising to first floor.

**LOUNGE:** 4.14m x 3.66m (13'7" x 12'0") A bright room with double glazed window to front aspect, marble fire surround with matching hearth housing living flame effect gas fire, TV point, radiator. Opening with wood ceiling beam to:

**SITTING ROOM/BEDROOM 3:** 3.66m x 3.4m (12'0" x 11'2") (Also accessed from the reception hall). Currently providing an open-plan living space, however could provide a further bedroom if required by erecting a partition wall. Radiator, fitted cupboard and double glazed window to front aspect.

**KITCHEN:** 4.57m x 2.82m (15'0" x 9'3") narrowing to 6'5 (1.96m) A stylish kitchen fitted with a range of gloss finish pattern work surfaces with matching splashbacks with cupboards and drawer units, integrated dishwasher and washing machine beneath worktops, matching wall mounted cupboards, inset four ring gas hob with glass splashback and chimney style extractor over, built-in double oven with cupboards over and drawer units beneath, space for upright fridge/freezer, pull out larder style cupboard, recessed LED ceiling spotlighting and ceiling spotlights, radiator, double glazed window to side aspect.

**DINING ROOM EXTENSION:** 4.39m x 3.35m (14'5" x 11'0") With sliding double glazed patio doors to sun terrace and further double glazed door giving access to additional sun terrace area, double glazed windows, wood effect flooring overlooking the gardens, radiator.

**GROUND FLOOR BEDROOM 1:** 13' 3 x 9' 10 plus door recess. Double glazed window to rear aspect, radiator and TV point.

**SHOWER ROOM/WC:** 2.31m x 1.47m (7'7" x 4'10") Fitted with a modern suite comprising; good size shower cubicle with Mira shower unit and sliding shower splash screen doors, vanity wash hand basin, WC with concealed cistern and push button flush. Fitted wall mirror, shaver socket, chrome heated towel rail, fully tiled walls, double glazed window fitted with pattern glass, LED ceiling spotlighting, light extractor fan.

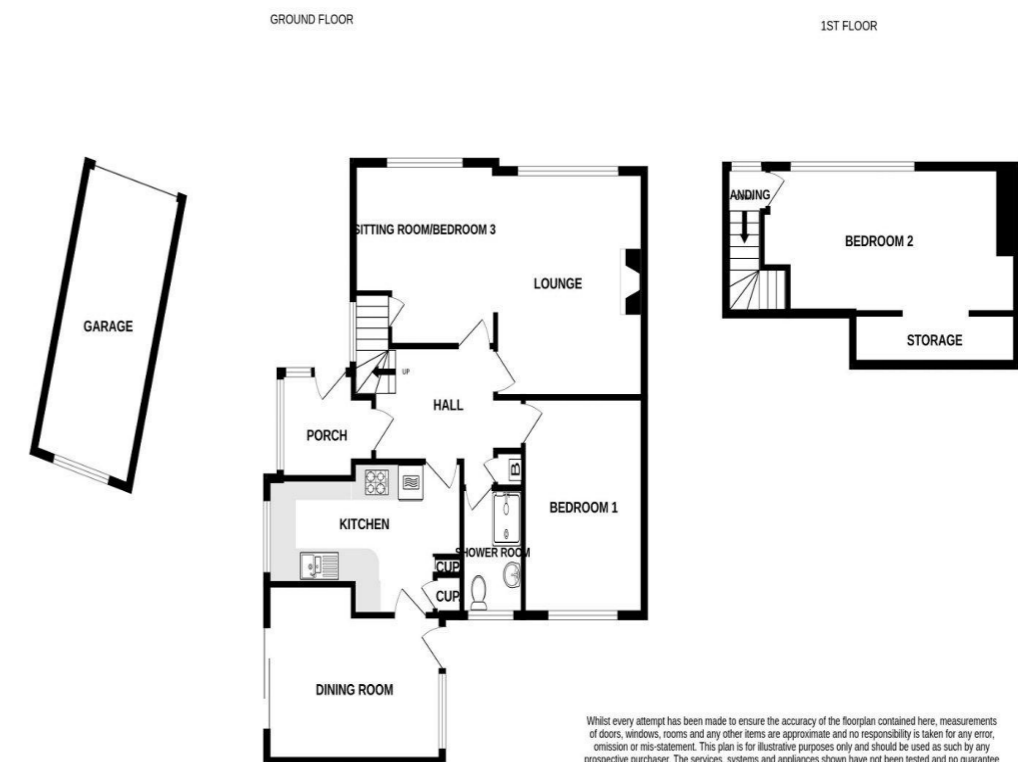
**FIRST FLOOR LANDING AREA:** With double glazed window and door to:

**BEDROOM 2:** 6.4m x 2.82m (21'0" x 9'3") into wall recesses. A spacious bedroom with part sloping ceiling, access to boarded loft void, built-in storage/cupboard area with curtain divider and power sockets. Radiator and double glazed window to front elevation.

**OUTSIDE:** Located towards the head of this favoured cul-de-sac, this property enjoys a long block paved driveway providing ample off road parking leading to the garage. Lawned area of front garden with patio sun terrace, decorative stone flower and shrub beds, outside lighting. A side gate gives access to the rear garden which is a lovely feature of the property enjoying two patio sun terrace areas ideal for outside entertaining, raised area of lawned garden edged with well stocked flower beds and borders. Outside light and outside tap. Timber store.

**GARAGE:** 5.41m x 2.46m (17'9" x 8'1") Up and over door, power and light connected, double glazed window.

**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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