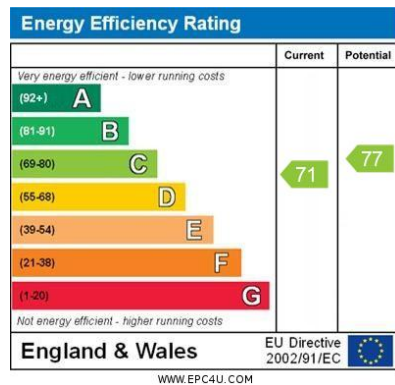




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Maple Lodge, 14 Gloucester Road,
Exmouth,
EX8 5QR

GUIDE PRICE
£470,000
TENURE Freehold



A Most Spacious And Detached Family Home Enjoying A Favoured Location With Extended Accommodation On The First Floor, Sunny Aspect Rear Garden And Double Garage

Reception Hall * Lounge * Conservatory * Separate Dining Room * Kitchen
Breakfast/Family Room With Staircase Rising To First Floor Bedroom 4/Studio * Three
Further First Floor Bedrooms (Formally Arranged As Four Bedrooms) * Main Bedroom
With En-Suite Shower Room/Wc And Dressing Room * Family Bathroom/Wc * Gas Central
Heating * Double Glazed Windows * For Sale With No Ongoing Chain

Maple Lodge, 14 Gloucester Road, Exmouth, EX8 5QR

Pennys are delighted to offer for sale this most spacious detached family home located in a most favoured area with ample driveway parking, double garage and sunny aspect rear garden. The accommodation which now could benefit from a programme of refurbishment, has been extended and re-modelled to provide a studio/bedroom 4 with en-suite shower room/wc, three further bedrooms with the main bedroom now benefitting from an en-suite dressing room and shower room/wc. This family home is offered for sale with no ongoing chain and a viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: uPVC wood-effect front door with patterned glass with outside courtesy light, leading to:

RECEPTION HALL: Radiator, uPVC double glazed corner window to front aspect, stairs rising to first floor landing with useful understairs storage cupboard beneath with light.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback, WC, uPVC double glazed window with patterned glass, mirror fronted medicine cabinet, radiator.

LOUNGE: 5.66m x 3.51m (18'7" x 11'6") A spacious room with uPVC double glazed window to front aspect and sliding double glazed patio doors to conservatory, living flame effect coal gas fire housed in wooden fire surround, two radiators, TV point.

CONSERVATORY: 3.66m x 2.74m (12'0" x 9'0") With feature block wood flooring, two radiators, sealed unit double glazed windows and double doors opening onto the rear garden, power and light connected.

DINING ROOM: 13.66m x 2.92m (12'0" x 9'7") With uPVC double glazed window to front aspect, radiator.

KITCHEN: 4.01m x 2.64m (13'2" x 8'8") Fitted with wood-effect worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine and further appliance space beneath work surfaces, inset one and a half bowl sink unit with hose style mixer tap, inset four ring gas hob with filter extractor hood over, built-in double oven with cupboards above and below, wall mounted cupboards, wall mounted Glow-worm gas boiler for hot water and central heating, uPVC double glazed window overlooking the rear aspect, archway through to:

BREAKFAST/FAMILY ROOM: 5.18m x 2.39m (17'0" x 7'10") A versatile room with uPVC double glazed window overlooking the rear garden, radiator, uPVC double glazed door with patterned glass giving access to the rear garden, door to double GARAGE. From this room there is an open staircase rising to first floor landing area.

BEDROOM 4/STUDIO: 3.05m x 3.3m (10'0" x 10'10") A useful additional space with uPVC double glazed window to rear aspect, radiator, built-in wardrobe and sliding door to:

EN-SUITE SHOWER ROOM/WC: 3.05m x 0.94m (10'0" x 3'1") Shower tray, shower curtain and rail shower unit, tiled cubicle, pedestal wash hand basin with matching tiled splashback, WC, electric chrome heated towel rail, extractor fan.

From the reception hall the main staircase rises to:

FIRST FLOOR LANDING: With access via loft ladder, airing cupboard with water cylinder and slatted shelving.

BEDROOM 1: 3.38m x 2.82m (11'1" x 9'3") With built-in wardrobes with storage cupboards over, wall mounted storage cupboards, radiator, uPVC double glazed window to rear aspect, TV point, archway to:

DRESSING ROOM: 2.29m x 2.16m (7'6" x 7'1") Radiator, uPVC double glazed window to front aspect, built-in wardrobe.

EN-SUITE SHOWER ROOM/WC: 2.13m x 1.52m (7'0" x 5'0") Comprising of shower tray with shower curtain rail and shower unit, tiled cubicle, wash hand basin set in display surface with cupboards beneath, fitted mirror, further cupboards over, concealed lighting, WC, extensively tiled walls, shaver socket, radiator, uPVC double glazed window with patterned glass.

BEDROOM 2: 3.56m x 2.72m (11'8" x 8'11") Radiator, built-in wardrobe, uPVC double glazed window to front aspect.

BEDROOM 3: 2.84m x 2.16m (9'4" x 7'1") Radiator, built-in wardrobe, uPVC double glazed window to rear aspect.

FAMILY BATHROOM/WC: 1.98m x 1.91m (6'6" x 6'3") Comprising bath with shower attachment, shower curtain and rail, pedestal wash hand basin, WC, fully tiled walls, light shaver socket, radiator, uPVC double glazed window with patterned glass.

OUTSIDE: Enjoying a favoured location on a mature development the property enjoys a stone resin driveway which provides ample parking leading to the double garage. There is a decorative stone front garden area with outside tap. A patio side pathway and gate gives access through to the rear garden. The rear garden enjoys a southerly sunny aspect, mainly level and planned with ease of maintenance in mind. There are good size patio sun terrace areas, artificial lawned garden, raised shrub beds, GREENHOUSE, WORKSHOP and TIMBER GARDEN SHED. Outside lighting. A wooden gate to the rear of the garden giving access onto Dinan Way.

DOUBLE GARAGE: 5.44m x 5.03m (17'10" x 16'6") Electric up and over door, power and light connected, fitted work bench, electric consumer unit and door giving direct access to the property.

SEPARATE FLOOR PLAN: