



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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1 Drakes Gardens, Drakes Avenue,
Exmouth, EX8 4AD

GUIDE PRICE
£375,000
TENURE Freehold



Bright And Spacious Three Bedroom End Terrace Home Forming Part Of A Most Favoured Mews Style Development In A Highly Sought After Location.

UPVC Double Glazed Entrance Porch * Entrance Hallway And Inner Hallway * Ground Floor WC * Kitchen/Breakfast Room And Separate Utility Room * Spacious Lounge/Dining Room * Feature Conservatory Extension * Three Bedrooms * Modern Bath/Shower Room * Delightful Enclosed Rear Garden * Single Garage

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THE ACCOMMODATION COMPRISES: Front door with patterned inset glass and side panel giving access to:

ENTRANCE PORCH: 1.88m x 1.17m (6'2" x 3'10") With uPVC obscure double glazed window to side aspect; coat rack; central ceiling light; wood effect vinyl flooring; door to inner hallway and door to:

UTILITY ROOM: 3.63m x 1.88m (11'11" x 6'2") With obscure double glazed window to side aspect; fitted with a range of cupboards and worktop surfaces; plumbing for automatic washing machine; space for tumble dryer; space for upright fridge/freezer; single drainer sink unit with tiled splashbacks and shelving above; freestanding shelving storage unit; coats hanging space; electric consumer unit cupboard; extractor fan; radiator; vinyl flooring; uPVC door to REAR GARDEN.

INNER HALLWAY: With radiator; built in cloaks cupboard with hanging and shelving space; thermostat control for central heating; radiator; continued vinyl wood flooring; central ceiling light.

GROUND FLOOR CLOAKROOM/WC: uPVC obscure double glazed window to side aspect; wall mounted Worcester gas combi boiler; space saver vanity unit with inset sink and mixer tap over; mosaic tiled splashback; close coupled WC with push button flush; central ceiling light; chrome heated towel rail.

LOUNGE/DINING ROOM: 6.02m x 5.46m (19'9" x 17'11") Maximum overall measurement; a fantastic open plan room; space for dining area and useful recess under stairs; three radiators; ceiling light and further ceiling light with fan; three radiators; Tv Point; power points; open staircase rising to first floor; window to rear and sliding double glazed patio doors into:

CONSERVATORY: 4.42m x 2.92m (14'6" x 9'7") A real feature of the property with high level shelving; mosaic patterned tiled flooring; power points; wall lights; uPVC double glazed door to the side of the property and further uPVC double glazed french doors on to the REAR GARDEN:

KITCHEN/BREAKFAST ROOM: 4.42m x 2.92m (14'6" x 9'7") Fitted with a range of modern base cupboard drawer and full height wall units with patterned effect worktop surfaces; integrated Electrolux fan assisted oven and gas 4 ring hob with stainless steel chimney style extractor fan over; pull out larder drawers; fully tiled surrounds; concealed under lighting; appliance space and plumbing for dishwasher and space for upright fridge/freezer; stainless steel one and a half bowl single drainer sink unit; breakfast bar area and deep tiled sill bay window; power points; radiator; vinyl flooring.

FIRST FLOOR LANDING: Double glazed window to side aspect; radiator; linen cupboard; access to roof space via pull down ladder which is partially boarded with power; doors to:

BEDROOM ONE: 4.39m x 3.35m (14'5" x 11'0") uPVC double glazed window to rear aspect overlooking the garden; fitted mirror fronted sliding wardrobes with shelving and hanging space; further fitted drawers and dressing table area; central ceiling light; power points; radiator.

BEDROOM TWO: 3.43m x 3.45m (11'3" x 11'4") uPVC double glazed window to front aspect; fitted wardrobes with sliding doors; radiator.

BEDROOM THREE: 2.11m x 2.03m (6'11" x 6'8") Currently used as a study room; with fitted shelving unit with desk area; uPVC double glazed window to rear aspect; radiator.

BATHROOM/SHOWER ROOM WC: A modernised re-fitted suite comprising bath with mixer taps over; obscure glazed window to front aspect; fitted mirror with shelving; fitted vanity sink unit with mixer taps and cupboards beneath; concealed cistern and push button flush; shower enclosure with rainfall shower and detachable hose; fully tiled marble effect walls and matching flooring; chrome heated towel rail; ceiling spotlights; ceiling extractor fan.

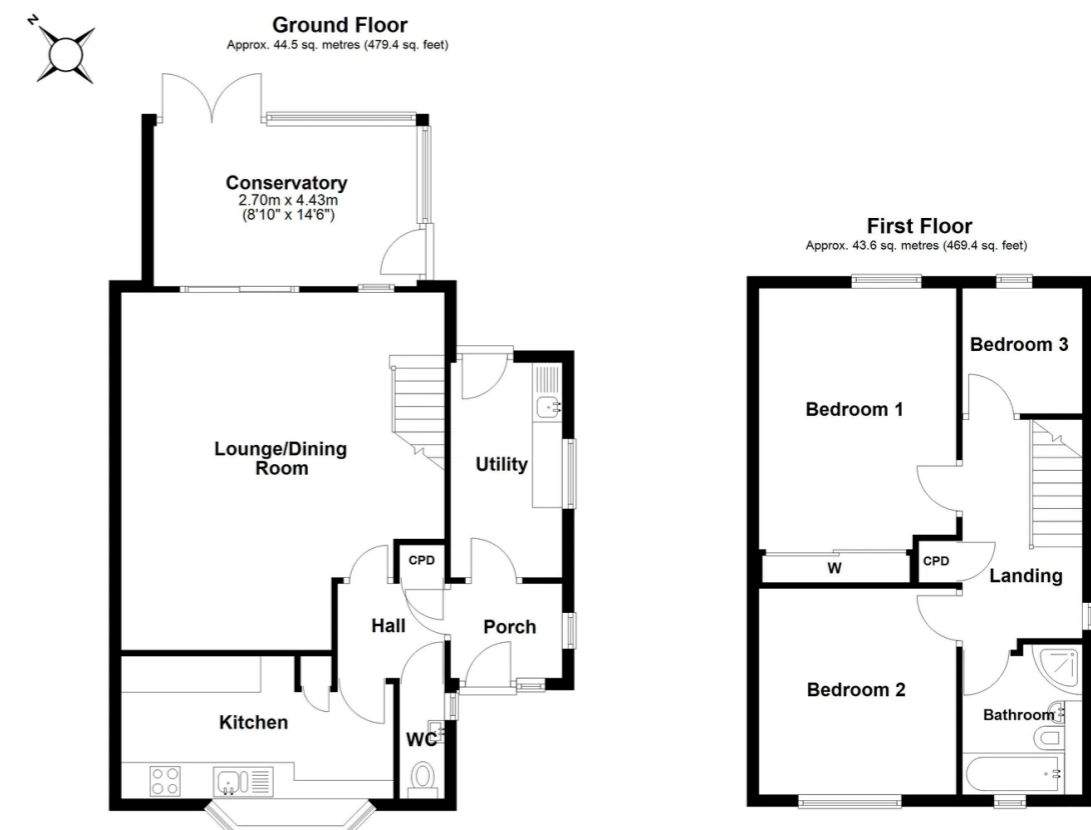
OUTSIDE: The front of the property enjoys a lawned area with mature flower and shrub borders and a paved seating area and pathway leading to the front door and to the side of the property. A timber gate gives access to the rear garden.

The rear garden is a real feature of the property which is fully enclosed and comprises paved pathway to a patio area ideal for outside entertaining; a variety of shrubs and flower borders and an apple tree. There is a timber garden shed, greenhouse and outside water tap.

GARAGE: 4.95m x 2.51m (16'3" x 8'3") Located in a block close by with up and over door.

AGENTS NOTE: Please note, each property pays £50 per month towards the upkeep of the communal areas within Drakes Gardens.

FLOOR PLAN:



Total area: approx. 88.1 sq. metres (948.7 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
Plan produced using PlanUp.

1 Drakes Gardens, EXMOUTH