

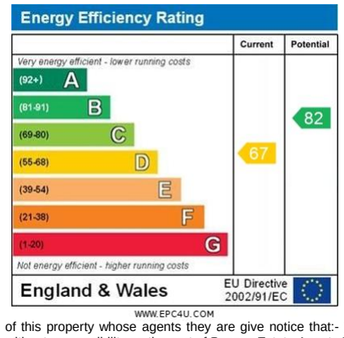












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9 Ivydale, Exmouth, EX8 4TA

OFFERS OVER

£365,000

TENURE Freehold



A Link Detached House Enjoying An Enviable Location On A Sought After Development With Excellent Views Across The Town To The Estuary With Manageable Gardens, Driveway And Garage

Reception Hall * Ground Floor Cloakroom/Wc * Modern Kitchen/Breakfast Room And Utility Room * Three First Floor Bedrooms * Bathroom/Wc * Gas Central Heating Via Modern Boiler * Double Glazed Windows * Viewing Recommended

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

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THE ACCOMMODATION COMPRISES: uPVC front door with attractive arch patterned window inset to:

RECEPTION HALL: Radiator, wood laminate flooring, electric consumer unit.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback, WC, radiator, wood laminate flooring, double glazed window with patterned glass.

LOUNGE & DINING ROOM:

LOUNGE AREA: 4.09m x 3.78m (13'5" x 12'5") With feature fire surround with marble hearth and inset housing gas living flame fire, TV point, radiator, wood laminate flooring, double glazed window to front aspect, understairs recess, archway through to:

DINING ROOM: 3.3m x 2.26m (10'10" x 7'5") Radiator, wood laminate flooring, sliding double glazed door to conservatory.

KITCHEN/BREAKFAST ROOM: 3.3m x 2.39m (10'10" x 7'10") Fitted range of patterned gloss finished working surfaces with matching splashback, circular sink unit and drainer with mixer tap, with range of cupboards beneath worktops, wall mounted cupboards with concealed lighting beneath, inset four-ring Stoves halogen hob with glass splashback and extractor hood over, built-in oven below, breakfast bar area, TV point, double glazed window to rear aspect enjoying views to the estuary and coastline beyond, opening to:

UTILITY ROOM: 2.44m x 2.24m (8'0" x 7'4") With gloss finished patterned work surfaces with plumbing for automatic washing machine, dishwasher and further appliance space beneath worktops, wall mounted cupboards incorporating two glass fronted display units, newly installed Worcester gas boiler for hot water and central heating, radiator, door giving direct access to the GARAGE, double glazed window and part glazed door to:

CONSERVATORY: 7.01m x 1.65m (23'0" x 5'5") widening at one end to 2.67m (8'9") A fine addition to the accommodation with double glazed windows to rear elevation gaining excellent views across the town to the estuary and coastline beyond. Power and light connected and double glazed door giving access to outside.

FIRST FLOOR LANDING: Access to roof space, double glazed window to open aspect, linen cupboard with slatted shelving.

BEDROOM 1: 3.99m x 2.69m (13'1" x 8'10") Built-in wardrobes with dual clothes rail, radiator telephone point, double glazed window to front aspect.

BEDROOM 2: 2.79m x 2.64m (9'2" x 8'8") Double glazed window to rear aspect enjoying wonderful views across the town to the estuary and coastline beyond, radiator, built-in wardrobe, TV point.

BEDROOM 3: 3m x 1.98m (9'10" x 6'6") overall measurement. Radiator, double glazed window to front aspect, cupboard over stairwell recess.

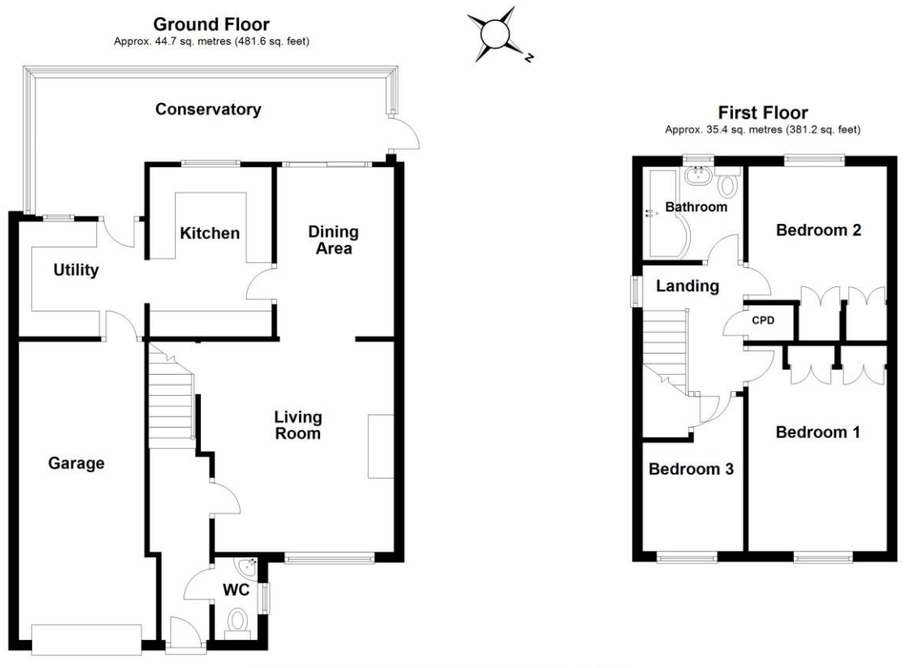
BATHROOM/WC: 1.96m x 1.96m (6'5" x 6'5") Bath with curved shower splash screen and shower unit over with fixed rainfall shower head hose and detachable shower head hose, wash hand basin set in display surface with cupboards and WC beneath, chrome heated towel rail, attractive extensively tiled walls, ceiling extractor fan, double glazed window with patterned glass.

OUTSIDE: To the front of the property is an attractive landscaped garden comprising attractive stone garden areas with shrubs, block paved driveway to GARAGE. Side pathway and gate gives access to the rear garden which is planned for ease of maintenance in mind comprising of patio sun terrace areas, positioned to take full advantage of the excellent views, decorative stone garden areas, GREENHOUSE.

GARAGE: 5.64m x 2.51m (18'6" x 8'3") With electric roller up and over door, power and light connected, door giving direct access into the property.

Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

FLOOR PLAN:



Total area: approx. 80.2 sq. metres (862.8 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 epc solutions.co.uk
Plan produced using PlanUp.