



13 Little Meadow, Exmouth, EX8 4LU

GUIDE PRICE

£359,950

TENURE Freehold



A Significantly Extended Semi Detached Family House With Superb Generously Size Rear Garden And Ample Off Road Parking

Entrance Hall * Attractive Lounge With Wood Burner Stove * Open-Plan Modern Kitchen/Breakfast Room * Dining Area * Utility Room * Sitting/Family Room * Ground Floor Cloakroom/Wc * Three First Floor Bedrooms * Modern Bathroom Suite * Gas Central Heating * Double Glazed Windows * Beautifully Presented Accommodation Ideal For Family Use
Viewing Strongly Recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES: composite front door with outside light giving access to:

ENTRANCE HALL: Feature tiled flooring, radiator, dado rail, stairs rising to first floor landing, part glazed double doors in soft wood surround giving access to:

LOUNGE: 4.19m x 3.89m (13'9" x 12'9") A most attractive room with wood burner stove housed in exposed brick chimneybreast with slate hearth, TV point, radiator, understairs cupboard, double glazed window to front aspect, opening to:

KITCHEN/BREAKFAST ROOM: 4.78m x 3.25m (15'8" x 10'8") A superb modern and spacious room fitted with range of working surfaces incorporating a good size breakfast bar area with matching tiled surrounds, range of cupboards, drawer units, integrated dishwasher beneath working surfaces, Stoves oven with seven ring gas hob and electric oven beneath, stainless steel extractor hood over, wall mounted cupboards incorporating two glass fronted display cabinets, ceramic one and a half bowl sink unit with mixer tap, radiator, tiled flooring, recessed ceiling spotlighting, two openings through to:

DINING ROOM: 4.78m x 3.05m (15'8" x 10'0") Matching tiled flooring from the kitchen, wall lighting, dado rail, radiator housed in feature cover, fitted cupboard housing the gas boiler for hot water and central heating, double glazed windows and double doors overlooking and opening onto the rear garden.

UTILITY ROOM: 3.48m x 2.34m (11'5" x 7'8") maximum overall measurement. Fitted worktops, plumbing for automatic washing machine, cupboard space beneath, inset single drainer sink unit, tiled flooring, recessed ceiling spotlighting, door to:

GROUND FLOOR CLOAKROOM/WC: Fitted with stylish suite comprising of vanity wash hand basin, WC, tiled floor, double glazed window, chrome heated towel rail, part wood panelled walls.

From the kitchen/breakfast room sliding wooden door to:

SITTING ROOM/FAMILY ROOM: 3.2m x 3.17m (10'6" x 10'5") A most versatile room, radiator, double glazed window to front aspect.

FIRST FLOOR LANDING: Access to part boarded roof space via loft ladder, radiator, double glazed window to side aspect.

BEDROOM 1: 4.88m x 2.67m (16'0" x 8'9") Wood panelled feature wall, radiator, double glazed window to front aspect.

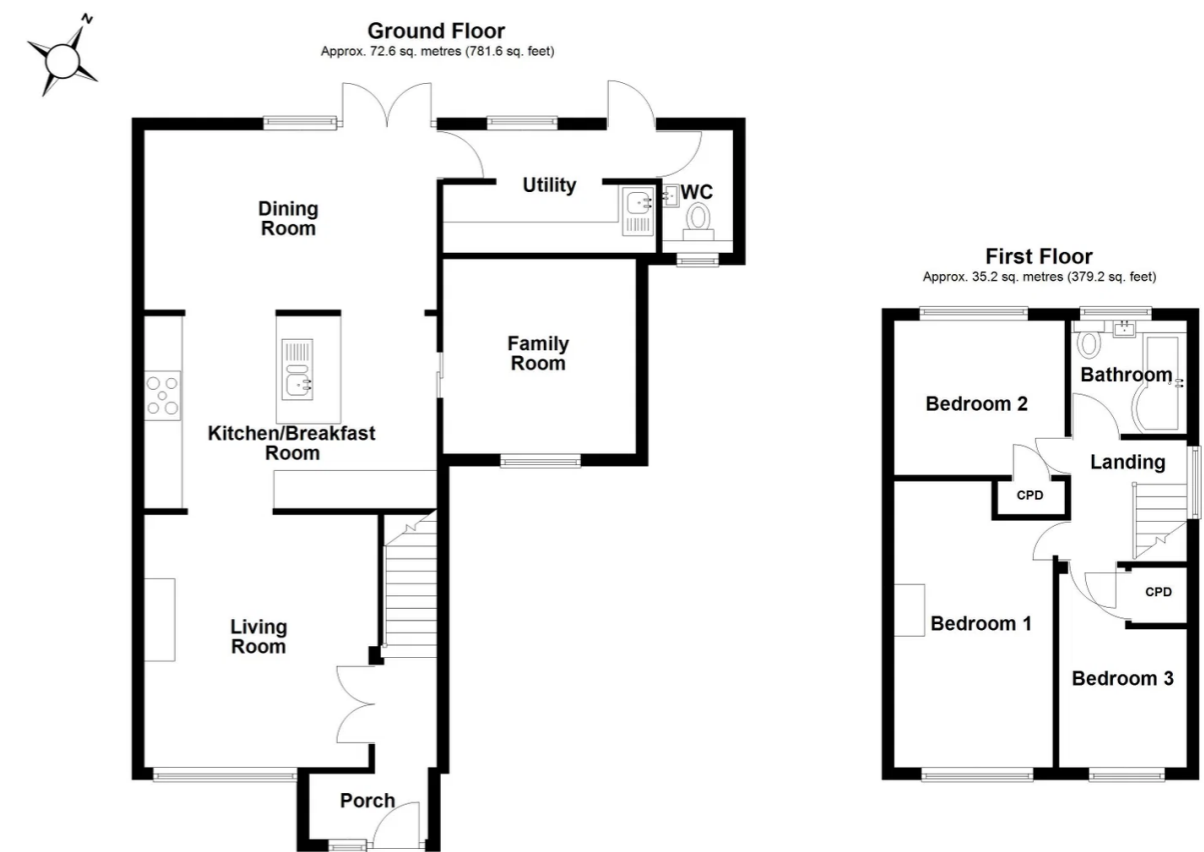
BEDROOM 2: 2.82m x 2.79m (9'3" x 9'2") Radiator, airing cupboard housing water tank, double glazed window to rear aspect.

BEDROOM 3: 3.28m x 2.06m (10'9" x 6'9") Radiator, fitted cupboard over stairwell recess, double glazed window to front aspect, two feature wood panelled walls.

BATHROOM/WC: 1.88m x 1.88m (6'2" x 6'2") A modern suite comprising bath with Mira shower unit over and shower splash screen, wash hand basin set in display surface with cabinet and WC beneath with concealed cistern and push button flush, chrome heated towel rail, recessed ceiling spotlighting extractor fan.

OUTSIDE: The property enjoys a long driveway providing ample off road parking. The front garden also provides an additional parking area. A side pathway and gate gives access through to the rear garden. The rear garden is a super feature of the property being generous in size and offering a high degree of privacy and seclusion, there are extensive areas of lawned garden with raised decked sun terrace providing excellent area for outside entertaining. There are well stocked flower and shrub beds, outside TIMBER SHED and log store. Outside lighting.

FLOOR PLAN:



Total area: approx. 107.8 sq. metres (1160.8 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 epsolutions.co.uk Plan produced using PlanUp.

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