



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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7 Shackleton Close, Exmouth, EX8 4PR

GUIDE PRICE

£525,000

TENURE Freehold



**A Most Impressive Detached Chalet Style Residence Beautifully Remodelled And Modernised To Provide Deceptively Spacious High Quality Accommodation Located In A Select Cul-De-Sac With Stunning Views To The Estuary And Coastline Beyond**

Welcoming Reception Hall \* Cosy Lounge \* Spacious Open-Plan Modern Kitchen/Breakfast/Dining/Sitting Area \* Living Room \* Ground Floor Bedroom 3 \* Ground Floor Cloakroom/Wc \* Two First Floor Bedrooms Including Spacious Main Bedroom With Large Quality En-Suite Shower Room/Wc \* First Floor Bathroom Suite \* Upvc Double Glazing \* Gas Central Heating \* Ample Parking & Garage \* Attractive Gardens

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**THE ACCOMMODATION COMPRISES:** Composite front door with pattern window inset to:

**SPACIOUS RECEPTION HALL:** A fine entrance to the property with wood flooring, radiator, turning staircase rising to first floor landing, uPVC double glazed window on half landing letting in an abundance of light into the reception area, useful understairs recess.

**LIVING ROOM:** 4.09m x 3.3m (13'5" x 10'10") A bright and cosy dual aspect room with uPVC double glazed windows to front and side aspects, radiator, TV point.

**OPEN-PLAN KITCHEN/BREAKFAST/DINING/SITTING ROOM:** 7.92m x 3.63m (26'0" x 11'11") A most bright and spacious open-plan living space with designated living areas and wood flooring throughout comprising; **KITCHEN/BREAKFAST ROOM:** Fitted with stylish modern units comprising of patterned worktops including a central island unit incorporating a breakfast bar area with a range of cupboards, drawer units, integrated dishwasher beneath work surfaces, inset single drainer sink unit with tiled splashback wall, with wall mounted cupboards over, inset five ring gas hob with cylinder shape ceiling mounted extractor hood over, built-in double oven, slimline shelved storage cupboard, integrated fridge and freezer, recessed ceiling spotlighting, uPVC double doors opening onto the rear garden, extractor fan, radiator. **DINING/SITTING ROOM:** Radiator, TV point, uPVC double glazed window to the front aspect gaining lovely views to the estuary and coastline in the distance.

From the kitchen there is a door to:

**UTILITY AREA:** 1.47m x 1.45m (4'10" x 4'9") Cupboard recess with plumbing for automatic washing machine and tumble dryer space, internal double glazed door to garage, internal double glazed door with patterned glass to the rear garden.

**GROUND FLOOR BEDROOM 3:** 2.97m x 2.97m (9'9" x 9'9") Radiator, uPVC double glazed window overlooking the side garden.

**GROUND FLOOR CLOAKROOM/WC:** 1.8m x 1.3m (5'11" x 4'3") Beautifully fitted with vanity style wash hand basin with feature tiled splashback, WC with push button flush, radiator, wood-effect flooring, uPVC double glazed window with patterned glass.

**FIRST FLOOR LANDING:** Radiator, access into eaves storage space.

**BEDROOM 1:** 5.92m x 3.53m (19'5" x 11'7") A stunning main bedroom with three sets of uPVC double glazed windows to front and side aspects gaining wonderful views across the town to the estuary and coastline in the distance, TV point, radiator, recessed ceiling spotlighting in dressing area with central light in the main bedroom area.

**EN-SUITE SHOWER ROOM/WC:** 3.4m x 1.78m (11'2" x 5'10") A spacious high quality four piece suite comprising of ease of access double width shower cubicle with splashback walls, fixed rainfall shower head hose and detachable shower head hose, shower splash screen, contemporary style circular wash hand basin with free standing chrome mixer tap standing on wooden display surface with two deep drawer units beneath with tiled splashback and fitted mirror over with integrated light. Bidet with matching splashback, WC with concealed cistern and push button flush and adjoining matching cabinets, colour co-ordinated heated towel rail, recessed ceiling extractor fan, uPVC double glazed window with patterned glass, tiled flooring with underfloor heating.

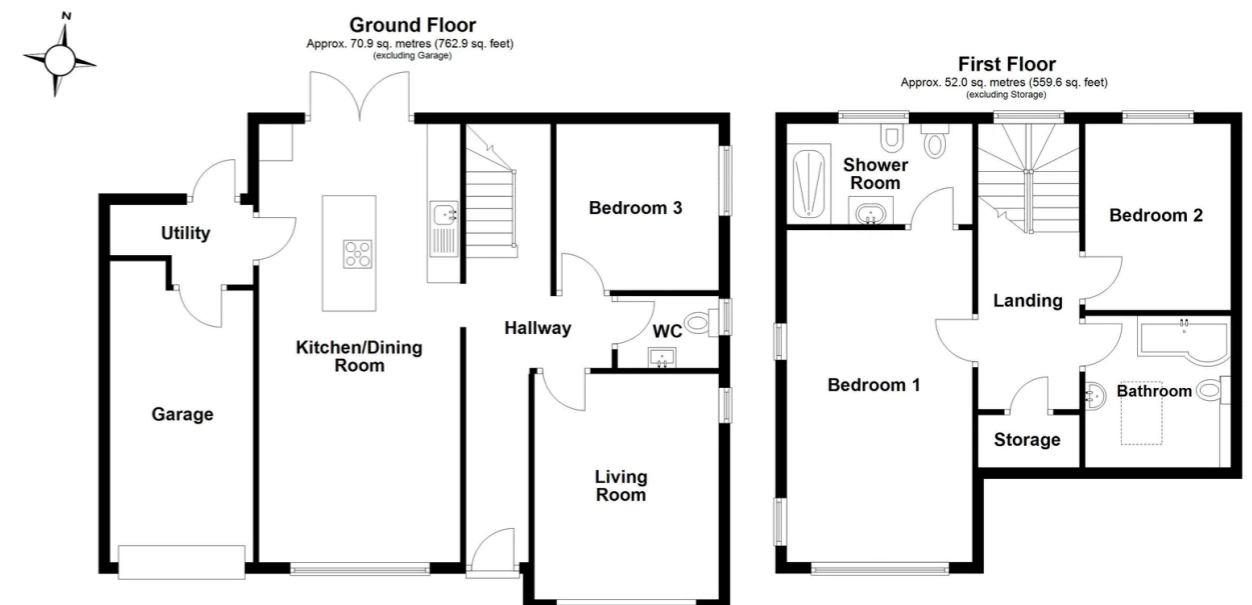
**BEDROOM 2:** 3.35m x 2.57m (11'0" x 8'5") uPVC double glazed window, radiator, TV point.

**BATHROOM/WC:** 2.59m x 2.51m (8'6" x 8'3") Another quality suite comprising of bath with curved shower splash screen and Mira shower unit over bath, pedestal wash hand basin, WC with concealed cistern with push button flush with display surface over, radiator, attractive tiling to splash prone areas, large double glazed velux window to front aspect, again enjoying views across the town and enjoying a coastline outlook.

**OUTSIDE:** Located at the head of a small cul-de-sac, approached by a large block paved driveway/parking area, providing ample off road parking and leading to the single GARAGE. Lawned area of front garden, edged with shrub beds with palm tree, block paved pathway leading to a side gate which gives access through to the side and rear gardens. The gardens have been well planned and landscaped, with patio sun terrace for outside entertaining, large timber **SUMMER HOUSE** which is accessed via double part glazed doors with power and light connected. The lawned gardens extend around to the rear of the property and offer a high degree of privacy and seclusion, timber **GARDEN SHED**, outside lighting, outside cold water tap.

**GARAGE:** 16'4 plus wall recess x 8'9. 4.98m plus wall recess x 2.67m (16'4" x 8'9") Up and over door, power and light connected, houses the Worcester gas boiler for hot water and central heating, electric consumer unit. Mezzanine storage area.

**FLOOR PLAN:**



Total area: approx. 122.9 sq. metres (1322.5 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 epcolutions.co.uk  
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7 Shackleton Close, EXMOUTH