



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		

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8 Chudley Close, Exmouth, EX8 4DY

GUIDE PRICE
£315,000
TENURE Freehold



**A Well Presented Semi Detached House Located In A Select Cul-De-Sac
Close To Amenities And Schools**

Reception Hall * Kitchen/Breakfast Room * Open-Plan Sitting Room And
Conservatory/Dining Room Extension * Three First Floor Good Sized
Bedrooms * Modern Spacious Bathroom Suite * Double Width Parking Area
Enclosed Sunny Aspect Rear Garden

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THE ACCOMMODATION COMPRISES: Open entrance canopy with courtesy light and access to storage cupboard, uPVC double glazed front door with double glazed patterned glass inset to:

RECEPTION HALL: Wood flooring, radiator, good size coats cupboard with shelf over, further useful storage cupboard, stairs rising to first floor with useful understairs recess.

KITCHEN/BREAKFAST ROOM: 4.95m x 2.87m (16'3" x 9'5") Fitted with range of wood-effect worktops extended to provide a breakfast bar area with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath worktops, wall mounted cupboards, concealed lighting beneath, inset stainless steel single drainer one and half bowl sink unit with hose mixer tap, inset four ring gas hob with built-in oven below and stainless steel chimney style extractor hood with light over, uPVC double glazed window to front aspect, chrome heated towel rail, space for large fridge/freezer, opening through to:

OPEN-PLAN SITTING ROOM & CONSERVATORY/DINING ROOM EXTENSION:

SITTING ROOM: 4.7m x 3m (15'5" x 9'10") A bright spacious room with wood flooring, radiator, wall recesses, space for TV and electric living flame pebble-effect fire, large opening to:

CONSERVATORY/DINING ROOM EXTENSION: 3.94m x 2.51m (12'11" x 8'3") An excellent continuation of the living space with wood flooring, radiator, uPVC double glazed ceiling and windows, double glazed double doors opening onto the rear garden.

FIRST FLOOR LANDING: Access to roof space, shelved storage cupboard over stairwell recess, cupboard housing Glow-worm gas boiler for hot water and central heating, shelving.

BEDROOM 1: 4.04m x 2.64m (13'3" x 8'8") Radiator, uPVC double glazed window overlooking the rear aspect, TV point.

BEDROOM 2: 4.09m x 2.06m (13'5" x 6'9") Radiator, uPVC double glazed window to front aspect.

BEDROOM 3: 3m x 2.01m (9'10" x 6'7") Radiator, uPVC double glazed window overlooking the rear aspect.

BATHROOM/WC: 2.57m x 1.68m (8'5" x 5'6") A stylish and spacious bathroom with Whirlpool bath with shower unit over and shower splash screen, wash hand basin set in display surface with cupboards beneath, WC with concealed cistern with push button flush and display surface over, coloured co-ordinated tiled flooring, chrome heated towel rail, uPVC double glazed windows with patterned glass.

OUTSIDE: Located at the head of a favoured select cul-de-sac, the property enjoys a stone resin double width parking area directly to the front of the property. A side gate and pathway gives access through to a small enclosed rear garden, planned with ease of maintenance with patio sun terrace and storage shed

FLOOR PLAN:



TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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