



Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

88 Woodville Road, Exmouth, EX8 1SW

GUIDE PRICE

£295,000

TENURE Freehold



A Well Presented Period End Of Terrace House Located Close To Amenities, Town Centre, Seafront And Train Station, With Good Size Rear Garden And Parking Area

Entrance Vestibule And Reception Hall * Charming Sitting Room * Spacious Dining/Family Room * Kitchen * Three First Floor Bedrooms * Stylish Modern Shower Room/Wc * Lovely Size Rear Garden With Parking Bay To The Rear Of The Property * Gas Central Heating * Double Glazed Windows * Super Family Home

88 Woodville Road, Exmouth, EX8 1SW

THE ACCOMMODATION COMPRISES: uPVC front door giving access to:

ENTRANCE VESTIBULE: With newly installed electric consumer unit, opening to:

RECEPTION HALL: A fine entrance to the property with stripped wood flooring, radiator housed in radiator cover.

SITTING ROOM: A charming room with double glazed bay window to front aspect, stripped wood flooring, TV point, radiator, feature fire surround housing log burner stove with feature exposed brick chimneybreast, slate hearth.

DINING/FAMILY ROOM: A bright spacious room with understairs storage cupboard and shelved wall recess/storage, double glazed window to rear aspect, feature fireplace with open grate, door to:

KITCHEN: Comprising of a double bowl ceramic sink unit with cupboards beneath, range of work surfaces with cupboards and drawer units, wall mounted cupboards, plumbing for automatic washing machine and further appliance space beneath worktops with tiled surrounds, electric cooker point, space for upright fridge/freezer, radiator, double glazed windows to rear and side aspects, double glazed door giving access to the rear garden, wall mounted gas boiler for hot water and central heating.

FIRST FLOOR LANDING: Access to roof space, radiator, fitted shelving.

BEDROOM 1: Double glazed window to front aspect, built-in wardrobe with storage cupboards over, radiator.

BEDROOM 2: Double glazed window to rear aspect, radiator.

BEDROOM 3: Double glazed window to rear aspect, radiator.

SHOWER ROOM/WC: Stylishly fitted comprising of an oversized ease of access shower tray with shower splash screen, vanity wash hand basin, WC, chrome heated towel rail, double glazed window with patterned glass.

OUTSIDE: To the front of the property is a garden enclosure with a garden gate and path to front door. The rear garden is a lovely feature of the property enjoying a covered area directly off the kitchen with access to **OUTSIDE WC**. The remainder of the garden has a patio sun terrace ideal for outside entertaining, lawned area of garden and good size SHED/STORES, raised flower beds offer an abundance of colour. The rear gate gives access through to a parking bay for two cars.

FLOOR PLAN:

