



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	53	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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63 Burnside, Exmouth, EX8 3AH

GUIDE PRICE
£365,000
TENURE Freehold



**A Beautifully Presented And Much Improved Semi Detached House
Enjoying An Envious Location Close To A Range Of Amenities, Schools
And Within Walking Distance Of The Town Centre**

Spacious Entrance Porch And Reception Hall * Ground Floor Refitted Cloakroom/Wc * Lounge * Separate Dining/Sitting Room * Stylish Modern Kitchen * Three Good Size First Floor Bedrooms * Modern Shower Room/Wc * Lovely Gardens * Long Driveway Providing Ample Off Road Parking * Garage * Gas Central Heating Via Modern Boiler * Double Glazed Windows * Super Family Home

63 Burnside, Exmouth, EX8 3AH

THE ACCOMMODATION COMPRISES: Composite front door to:

ENTRANCE PORCH: 2.13m x 2.08m (7'0" x 6'10") A most useful entrance to the property with uPVC double glazed windows, bespoke design storage cupboards, courtesy wall light, inner uPVC door with patterned glass with matching picture window side screen to:

RECEPTION HALL: Wood laminate flooring, radiator housed in feature radiator cover, attractive ceiling archway, stairs rising to first floor landing with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: Fitted with space saver vanity style wash hand basin, WC with push button flush, radiator, part tiled walls, uPVC double glazed window with patterned glass, tiled floor.

LOUNGE: 4.24m x 4.09m (13'11" x 13'5") A bright room with uPVC double glazed window to front aspect, wood laminate flooring, chimney recess housing gas log burner standing on a feature slate hearth with wood beam over, arched wall recess, TV point, radiator.

DINING/SITTING ROOM: 3.66m x 3.1m (12'0" x 10'2") Wood laminate flooring, radiator housed in feature radiator, cover, TV point, double glazed sliding patio doors opening onto the rear garden.

KITCHEN: 2.69m x 2.36m (8'10" x 7'9") plus side porch area, which has access to shelved larder cupboard and uPVC double glazed door with patterned glass giving access to covered side walkway. The kitchen is stylishly fitted with two-tone colours, with range of patterned working surfaces with matching splashbacks, cupboards, drawer units, integrated fridge/freezer and refuse drawer beneath worktops, inset single drainer sink unit, wall mounted cupboards, inset four ring hob with matching glass splashback with stainless steel chimney style extractor hood over, built-in oven and microwave oven with cupboards above and below, TV point, recessed ceiling spotlighting, uPVC double glazed window overlooking the rear garden, wood laminate flooring.

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

BEDROOM 1: 3.71m x 3.07m (12'2" x 10'1") Wood laminate flooring, radiator, built-in wardrobe, TV point, uPVC double glazed window to rear aspect enjoying an attractive tree lined outlook.

BEDROOM 2: 3.45m x 2.84m (11'4" x 9'4") Good size double bedroom with wood laminate flooring, radiator, uPVC double glazed window to front aspect, TV point.

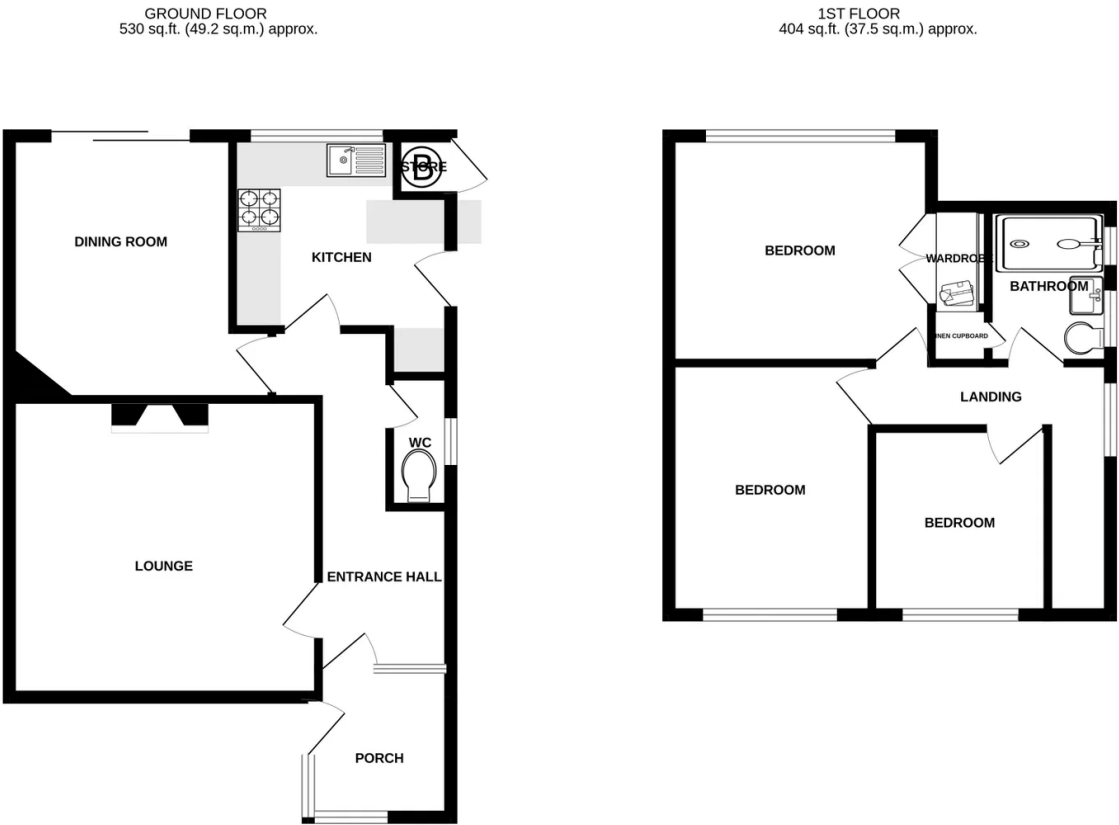
BEDROOM 3: 2.57m x 2.34m (8'5" x 7'8") Wood laminate flooring, radiator, uPVC double glazed window to front aspect.

SHOWER ROOM/WC: 2.16m x 1.73m (7'1" x 5'8") Stylishly refitted with large ease of access shower tray with shower splash screen, shower unit with fixed rainfall shower head hose and detachable hose, wash hand basin set in display surface with cabinet, WC with concealed cistern and push button flush, attractive fully tiled walls, chrome heated towel rail, linen cupboard uPVC double glazed window with patterned glass, recessed ceiling spotlighting, ceiling extractor fan.

OUTSIDE: The property enjoys an enviable position in this favoured and convenient location with pathway leading to the property, with decorative stone front garden with shrub beds and rockery garden. A long driveway provides ample off road parking leading to GARAGE. A covered side walkway between the house and the garage with tiled floor provides a useful storage area with uPVC double glazed doors to front and rear gardens, further door giving direct access into the garage. The rear garden is a lovely feature of the property, being of good size and enjoying a high degree of privacy and seclusion, extensively laid to lawn and edged with mature flower and shrub beds with patio sun terrace areas positioned to take full advantage of the sun during different times of the day. Outside cold water tap, outside lighting, store cupboard houses a modern Worcester gas boiler for hot water and central heating.

GARAGE: Up and over door, power and light connected.

FLOOR PLAN:



TOTAL FLOOR AREA : 934 sq.ft. (86.7 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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