



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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3 Maer Vale, Exmouth, EX8 2DX

GUIDE PRICE:

£625,000

TENURE Freehold



**A Most Spacious Detached Bungalow Located In One Of Exmouth's Most Desirable Cul-De-Sac Locations, Only A Short Distance From Both The Seafront And Town Centre**

Bright And Spacious Accommodation \* Sun Porch And Reception Hall \* Dual Aspect Living Room Separate Dining Room/Bedroom 3 \* Two Further Double Bedrooms (Main Bedroom With En-Suite Cloakroom/Wc) \* Kitchen/Breakfast Room \* Rear Double Glazed Porch With Access To Wc \* A Shower Room \* Separate Cloakroom/Wc \* Ample Parking Via Sweeping Block Paved Driveway Garage \* Attractive Well Planned Gardens \* Double Glazed Windows \* Gas Central Heating Via Modern Boiler \* Large Roof Space Providing Scope If Required For Further Accommodation (Subject To Necessary Consents) \* No Ongoing Chain

### 3 Maer Vale, Exmouth, EX8 2DX

Pennys are delighted to offer for sale this extremely spacious detached bungalow located in one of Exmouth's most desirable areas, just a short distance from both the town centre and seafront. The property commands an impressive position and is approached by a sweeping block paved driveway, which in turn leads to the garage. The accommodation is both bright and spacious with large living room, kitchen/breakfast room with access for rear porch and WC, separate dining room/bedroom 3, two further double bedrooms – one with en-suite cloakroom/WC, shower room and WC. Offered with no ongoing chain, viewing is highly recommended.

**THE ACCOMMODATION COMPRISES:** uPVC front door giving access to:

**SUN PORCH:** 2.97m x 1.73m (9'9" x 5'8") Tiled flooring, carriage light, double glazed door giving access to the front sun terrace, inner front door to:

**RECEPTION HALL:** Decorative wall arch, radiator, picture rail, coats cupboard, linen cupboard, access via loft ladder to large boarded roof space (this area can provide additional accommodation required subject to the necessary consents).

**LIVING ROOM:** 5.87m x 3.61m (19'3" x 11'10") A spacious and bright dual aspect room with double glazed windows to front and side aspect, tiled fireplace and hearth housing living flame electric fire, TV point, radiator, picture rail.

**KITCHEN/BREAKFAST ROOM:** 3.66m x 3.35m (12'0" x 11'0") plus wall recess. This room is accessed from both the reception hall and the living room, fitted with a range of worktops including a breakfast bar with tiled surrounds, base units and cupboards beneath worktops, along with plumbing for automatic washing machine and space for slimline washer. Inset one and a half bowl single drainer sink unit set into work surface, four ring gas hob with filter extractor hood over, built-in oven and grill with space for microwave over, wall mounted cupboards (one glass fronted), TV point, radiator, larder cupboard with shelving and window, also housing the modern Vaillant gas boiler for hot water and central heating. From the kitchen a door gives access to the GARAGE and also to:

**SUN PORCH:** 1.83m x 1.5m (6'0" x 4'11") A useful area with double glazed windows and door giving access to rear garden, door to:

**WC:** Fitted with wash hand basin, WC and double glazed window.

**DINING ROOM/BEDROOM 3:** 3.94m x 2.82m (12'11" x 9'3") A versatile room with double glazed window to side and rear aspects, picture rail, slimline storage cupboard, radiator.

**BEDROOM 1:** 3.96m x 3.94m (13'0" x 12'11") overall measurement. A bright spacious main bedroom with double glazed windows to front and side aspects, built in wardrobe and dressing table/drawer unit, radiator, picture rail, door to:

**EN-SUITE WC:** Comprising WC, wash hand basin, double glazed window, radiator.

**BEDROOM 2:** 3.94m x 3m (12'11" x 9'10") Another good size double bedroom with built-in wardrobe, radiator, picture rail, double glazed window to side aspect.

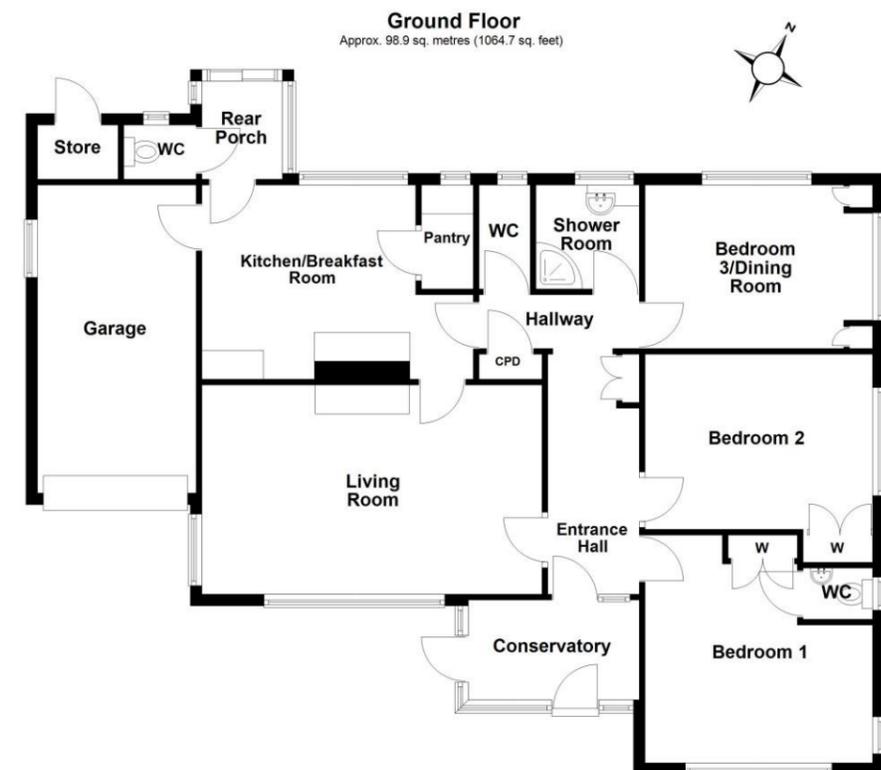
**SHOWER ROOM:** 1.78m x 1.78m (5'10" x 5'10") Shower cubicle with curved shower splash screens, vanity wash hand basin, extensively tiled walls, heated towel rail, double glazed window with patterned glass.

**CLOAKROOM/WC:** 1.78m x 0.86m (5'10" x 2'10") Space saver wash hand basin, WC, part tiled walls and double glazed window with frosted glass.

**OUTSIDE:** Located in one of Exmouth's most desirable cul-de-sacs, the property is approached by a sweeping block paved parking and turning area, providing ample parking and leading to a single GARAGE. The front garden is attractively planned with patio stone areas and well stocked flower and shrub beds which supply an array of colour. Directly to the front of the property is a sun terrace providing an excellent seating area. Side pathways and gates to either side of the bungalow gives access through to the rear garden. The rear garden is another excellent feature of the property being well planned and private, with a high degree of privacy and seclusion, planned with ease of maintenance in mind comprising of various patio areas which includes a covered patio area, ideal for all weather outside entertaining. There are various plants, shrubs and productive apple trees. Outside garden store.

**GARAGE:** 5.16m x 2.74m (16'11" x 9'0") Electric up and over door, power and light connected, window, door giving direct access into the bungalow.

### FLOOR PLAN:



Total area: approx. 98.9 sq. metres (1064.7 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 Plan produced using PlanUp.

**3 Maer Vale, EXMOUTH**