



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 72 |
| (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 | | | |

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.

8 Travershes Close, Exmouth, EX8 3LH

GUIDE PRICE

£275,000

TENURE Freehold



An Extended End Of Terrace House Located In A Favoured Area Within Walking Distance Of The Town Centre, Shopping Parade At Withycombe And Bus Services

Versatile Extended Accommodation * Entrance Porch And Reception Hall
 Ground Floor Bedroom/Reception Room * Lounge/Dining Room * Kitchen
 Study/Bedroom * Two First Floor Double Bedrooms * Boxroom
 Bathroom/Wc Attractive Rear Garden * Gas Central Heating
 Double Glazed Windows

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THE ACCOMMODATION COMPRISES: Front door with patterned glass inset to:

ENTRANCE PORCH: Window with patterned glass, coat rack, inner door to:

RECEPTION HALL: Staircase rising to first floor, glazed double doors to living area and door to:

GROUND FLOOR BEDROOM/RECEPTION ROOM: 3.66m x 3.4m (12'0" x 11'2") A versatile room with wood flooring, double glazed window to front aspect, radiator, fitted cupboard.

LOUNGE/DINING ROOM: 4.62m x 3.23m (15'2" x 10'7") An extended room with wooden fire surround with exposed brick wall, radiator, double glazed windows and double glazed double doors overlooking and opening onto the rear garden, sliding door to:

KITCHEN: 4.39m incorporating rear porch area x 2.11m (14'5" x 6'11") Fitted with worktops with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine beneath, further appliance spaces beneath worktops, single drainer sink unit with mixer tap, electric cooker point, double glazed, part glazed door giving access to the rear garden.

From the sitting room, door to:

STUDY/OCCASIONAL BEDROOM: 2.54m x 1.93m (8'4" x 6'4") Double glazed window to front aspect.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM 1: This room has been partitioned to create two rooms: 3.05m x 2.74m (10'0" x 9'0") Stripped wood flooring, double glazed window to front aspect, built-in wardrobe.

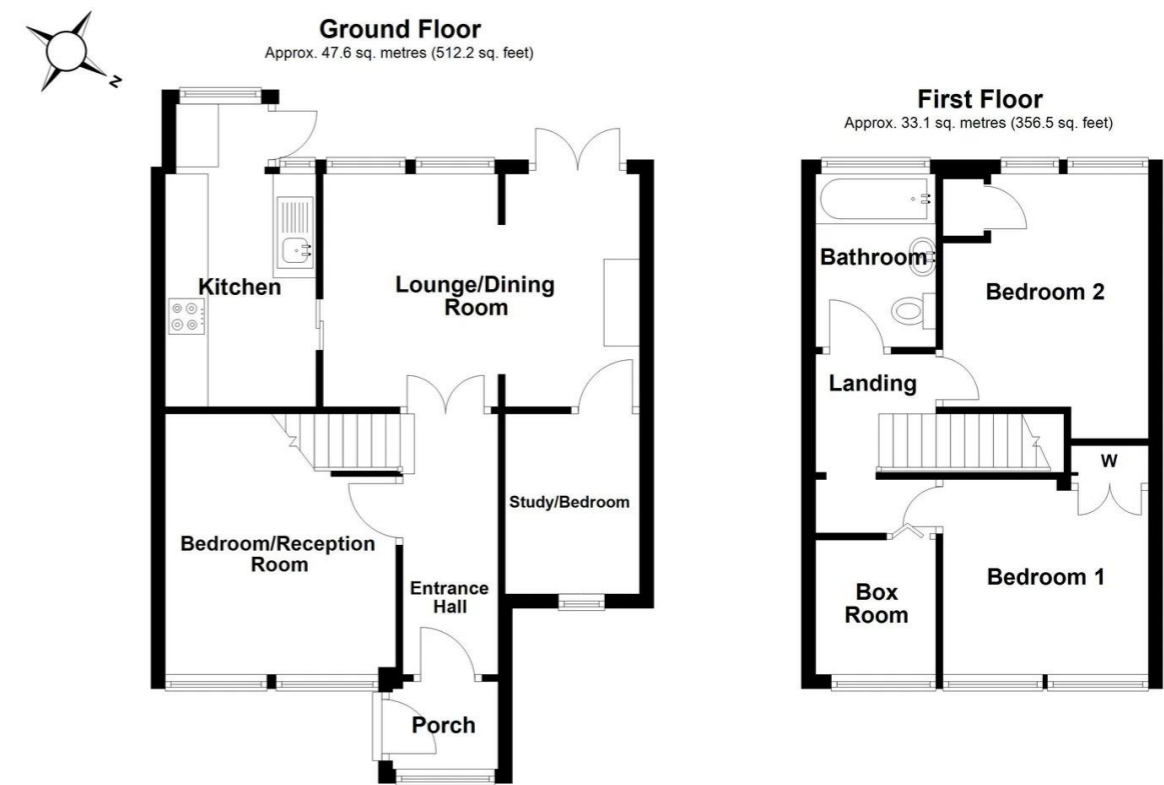
BOX ROOM: [Divided from bedroom 1, but could be reinstated as one large bedroom] 1.98m x 1.52m (6'6" x 5'0") Double glazed window to front aspect.

BEDROOM 2: 3.28m x 2.92m (10'9" x 9'7") Wood flooring, wall recess fitted with cupboard and clothes rail, cupboard housing the Baxi boiler for hot water and central heating, double glazed window to rear aspect enjoying a pleasant open outlook.

BATHROOM/WC: 2.49m x 1.63m (8'2" x 5'4") Comprising bath with shower attachment plus shower unit with shower splash screen, oval wash hand basin standing on display surface with cupboards beneath, fitted mirror over, WC, double glazed window with patterned glass.

OUTSIDE: To the front of the property is a lawned garden plus block paved area with steps leading down to the property. To the rear is an attractive garden, fully enclosed, comprising of patio areas, raised decked area adjoining the rear of the property, ornate pond, mature apple tree, shrubs and trees, timber GARDEN SHED. To the rear of the garden is a rear pedestrian gate.

FLOOR PLAN:



Total area: approx. 80.7 sq. metres (868.6 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.

8 Travershes Close, EXMOUTH