



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(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	
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2 Carberry Avenue, Exmouth, EX8 3EH

GUIDE PRICE
£730,000
TENURE Freehold



A Deceptively Spacious Five Bedroom Detached Residence Located In A Highly Desirable Area With Stunning Views Towards The Estuary, Marina And Coastline Beyond, With Ample Parking And Attractive Well Planned Gardens.

Living Room * Modern Kitchen/Dining Room * Conservatory/Sun Lounge Extension * Utility Room * Two Ground Floor Bedrooms * Ground Floor Stylish Shower Room/WC * Three First Floor Bedrooms All With En-Suite Facilities * Upvc Double Glazed Windows * Gas Central Heating * Viewing Strongly Recommended

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Pennys are delighted to offer for sale this deceptively spacious detached chalet style residence located in one of Exmouth's most desirable areas with wonderful views to the estuary and coastline beyond. The accommodation is deceptively spacious providing five bedrooms over the ground and first floors with all three first floor bedrooms enjoying en-suite shower rooms/bathrooms/cloakroom/WC. On the ground floor there is a most attractive living room, a stylish modern kitchen/dining room, sun lounge, two ground floor bedrooms and stylish shower room/WC. Viewing of this high quality home is highly recommended.

THE ACCOMMODATION COMPRISES: Upvc front door with patterned window inset to:

RECEPTION HALL: A fine entrance to the property with tiled flooring; open tread staircase rising to the first floor with useful understairs recess; radiator.

LIVING ROOM: 5.56m x 3.23m (18'3" x 10'7") Upvc double glazed bay window overlooking the front aspect with deep window sill gaining lovely views of the estuary and coastline beyond; recessed living flame effect gas fire; radiator; television point; cupboard housing electric consumer unit and meters.

KITCHEN/DINING ROOM: 5.92m x 4.32m (19'5" x 14'2") A spacious modern and well equipped room comprising a range of patterned work tops with tiled surrounds with cupboards, drawer units and integrated dishwasher beneath working surfaces; inset one and a half bowl stainless steel sink unit with mixer tap; built in double oven with cupboard over and drawer units beneath; inset five ring gas hob with fold away chimney style extractor hood over; wall mounted cupboards; space for large fridge freezer; television point; radiator; recessed ceiling spotlighting; further spotlighting; Upvc double glazed French patio doors opening on to the rear garden; composite style part glazed stable design door to:

CONSERVATORY/SUN LOUNGE: 4.83m x 3m (15'10" plus walkway recess x 9'10") A fine addition to the accommodation with a vaulted style ceiling with spotlighting; three double glazed Velux windows allowing an abundance of light into the room; Upvc double glazed windows and double doors overlooking and opening onto the rear garden; tiled flooring; television point; composite stable style part glazed door giving access to front access.

UTILITY ROOM: 3.2m x 2.77m (10'6" x 9'1") Patterned work tops with plumbing for automatic washing machine, tumble dryer space and cupboards and drawer units beneath work tops; one and a half bowl single drainer sink unit with hose style mixer tap; wall mounted modern Vaillant boiler for hot water and central heating; radiator; extractor fan; built in range of cupboards and deep drawer units; ceiling spotlighting; Upvc double glazed window with patterned glass.

GROUND FLOOR BEDROOM THREE: 4.39m x 3.56m (14'5" x 11'8") A versatile room with radiator; Upvc double glazed window overlooking the rear garden.

GROUND FLOOR BEDROOM FOUR: 3.66m x 3.05m (12'0" x 10'0") Upvc double glazed window to front aspect gaining lovely views to the estuary and coastline beyond; radiator.

GROUND FLOOR SHOWER ROOM/WC: 2.67m x 2.44m (8'9" x 8'0") Stylishly fitted with an ease of access shower tray with shower splash screens; tiled cubicle and Mira shower unit; wash hand basin with drawer units beneath; matching splashback and mirror fronted medicine cabinet over; WC with push button flush; chrome heated towel rail; extractor fan; Upvc double glazed window with patterned glass.

FIRST FLOOR LANDING: With access to roof space; double glazed Velux window to front aspect gaining lovely views.

BEDROOM ONE: 4.57m x 3.48m (15'0" x 11'5") overall measurement into window recess. Upvc double glazed window to front aspect with wonderful views to the estuary, Exmouth Marina, sea and coastline beyond; radiator; television point.

EN-SUITE SHOWER ROOM/WC: 2.01m x 1.73m (6'7" x 5'8") Fitted with shower tray with splash screen and Mira shower unit; vanity style wash hand basin with fitted mirror over; WC with push button flush; attractive tiling; heated towel rail; ceiling extractor fan; Upvc double glazed window with patterned glass.

FIRST FLOOR BEDROOM TWO: 4.7m x 3.05m (15'5" x 10'0") measure into Upvc double glazed window to front aspect again gaining lovely views. Fitted with a range of built in wardrobes, clothes rail and drawer units.

EN-SUITE BATHROOM/WC: 2.01m x 1.65m (6'7" x 5'5") Comprising bath with Mira shower unit over and shower splash screen; pedestal wash hand basin with fitted mirror and light shaver socket over; WC with push button flush; attractive tiling; extensively tiled walls; heated towel rail; ceiling extractor fan.

BEDROOM FIVE: 3.3m x 3.05m (10'10" x 10'0") Double glazed Velux window to rear aspect; radiator; access to boarded eaves space; airing cupboard housing water cylinder.

EN-SUITE CLOAKROOM/WC: 2.31m x 1.5m (7'7" x 4'11") Vanity style wash hand basin with fitted mirror and light shaver socket over; WC; heated towel rail; part tiled walls; ceiling extractor fan; double glazed Velux window; access into boarded eaves space.

OUTSIDE: Commanding an impressive position in a highly desirable location, the property enjoys a large block paved driveway and garden area providing ample off-road parking edged with well stocked and colourful shrub beds with raised patio sun terrace adjoining the front of the property providing an excellent seating area, ideally positioned to enjoy the best of the estuary and coastline views. A block paved side pathway and gates gives access through to the rear garden. The rear garden is a lovely feature of the property, again planned for ease of maintenance in mind with large areas of block paved patios providing areas for outside entertaining with various flower and shrub beds providing an abundance of colour. There is a TIMBER WORKSHOP/STORE. To the side of the work shop is a useful covered storage area.

TIMBER WORKSHOP/STORE: 3.51m x 3.05m (11'6" x 10'0") With power and light connected; windows overlooking the rear garden.

FLOOR PLAN:



Total area: approx. 189.7 sq. metres (2041.5 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 epcalculations.co.uk
Plan produced using Floorplan.

2 Carberry Avenue, EXMOUTH