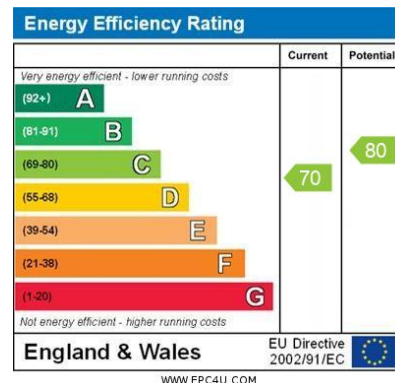
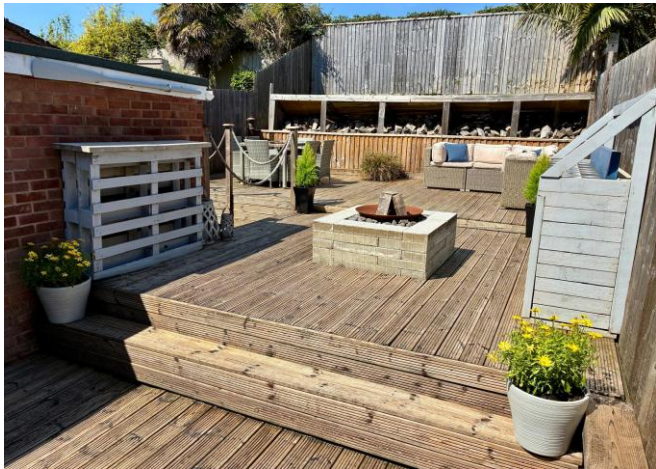




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17 Palm Close, Exmouth, EX8 5NZ

GUIDE PRICE

£335,000

TENURE Freehold



A Beautifully Presented Three Bedroom Semi Detached House With Conservatory Extension Situated In A Popular And Convenient Location With Enclosed Rear Garden, Ample Parking And Garage

Entrance Porch * Reception Hall * Stylish Kitchen * Open Plan Living/Dining Room * Three First Floor Bedrooms * Modern Bathroom/Wc * Conservatory Extension * Upvc Double Glazed Windows And Gas Central Heating
Enclosed Rear Garden * Ideal Family Home

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THE ACCOMMODATION COMPRISES: Steps rising to uPVC double glazed door with patterned glass inset to:

ENTRANCE PORCH: 1.22m x 1.19m (4'0" x 3'11") Useful entrance to the property with outside courtesy light; cupboard housing electric consumer unit; coats hanging space; obscure double glazed windows; laminate wood flooring; wooden framed glazed inner door giving access to:

ENTRANCE HALL: Wood effect laminate flooring that continues through the ground floor accommodation; staircase rising to the first floor with feature glass panel inserts with useful understairs cupboard with shelving and light.

OPEN PLAN LIVING ROOM: 6.78m x 4.85m (22'3" x 15'11") Overall maximum measurement narrowing to 13"00 in to the dining area; a lovely bright and spacious room with uPVC double glazed window to the front aspect; radiator; wall lights; central ceiling light; power points; Tv Point; continued wood flooring opening to:

DINING AREA: With space for full size dining table; radiator; wall lights; central ceiling light; power points;

KITCHEN: 2.51m x 2.24m (8'3" x 7'4") A stylish modern kitchen fitted with laminate worktops with tiled splashbacks; inset composite single drainer sink unit with mixer tap over; a range of cupboards and drawer units; comprising of carousel cupboard and pull out spice rack drawer; bin store; space for upright fridge freezer; plumbing for washing machine; integrated slimline dishwasher; under counter Zanussi electric oven and 4 ring induction hob; concealed extractor fan unit with light; wall cupboards; uPVC double glazed tilt-and-turn window overlooking the garden to the rear; strip ceiling lighting; power points; thermostat control for central heating; continuation of wood laminate flooring.

From the dining area, uPVC double glazed sliding doors give access to:

CONSERVATORY EXTENSION: 2.87m x 2.59m (9'5" x 8'6") A charming room ideal for further dining space or additional living area; central light; power points; TV point; French doors opening on to the REAR GARDEN.

FIRST FLOOR LANDING: With pull down loft ladder giving access to partially boarded loft with light; ceiling light; doors to:

BEDROOM ONE: 4.01m x 2.9m (13'2" x 9'6") A lovely bright and sunny main bedroom with uPVC double glazed window overlooking the front aspect offering distant coastline glimpses; radiator; ceiling light; power points; TV point.

BEDROOM TWO: 2.9m x 2.72m (9'6" x 8'11") With uPVC double glazed window to the rear aspect; radiator; fitted wall shelving; ceiling light; power points.

BEDROOM THREE: 3.02m x 1.88m (9'11" x 6'2") Currently used as an office / study; uPVC double glazed window to the front aspect; radiator; power points; airing cupboard housing IDEAL combi boiler for hot water and central heating with shelving and hanging space.

BATHROOM/WC: 1.85m x 1.8m (6'1" x 5'11") A modern white bathroom suite comprising L-shaped bath with mixer taps and rainfall shower unit with detachable shower head hose; fully tiled brick effect surrounds; uPVC obscure glazed window to the rear aspect; vanity sink unit with chrome mixer tap over and storage shelving space beneath; close coupled WC with push button flush; heated towel rail; ceiling spotlighting; tiled flooring.

OUTSIDE: To the front of the property there is a decorative area of garden with shrub border with ample driveway providing off road parking for 3/4 cars leading to the garage. To the rear is a fully enclosed garden laid to decking on two levels with ease of maintenance in mind and fenced boundaries offering added seclusion. There are raised wood stores with a small lawned area behind. Outside water tap, lighting and a feature firepit ideal for outside entertaining. Side gate gives access to the front of the property.

GARAGE: 5.64m x 3.3m (18'6" x 10'10") With up and over door; electric and water connected, spacious enough to convert to home office or additional storage space.

FLOOR PLAN:



Total area: approx. 67.1 sq. metres (722.5 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 epsolutions.co.uk
Plan produced using PlanUp.

17 Palm Close, EXMOUTH