



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	85 B

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75 Ashleigh Road, Exmouth, EX8 2JZ,

GUIDE PRICE
£450,000
TENURE Freehold



**A Modernised And Refurbished Reverse Level Detached Property
Situated Within A Sought After Location In Exmouth With Pleasant Open
View.**

Spacious Flexible Accommodation * Reception Hall * Open Plan Living Room * Modern
Fitted Kitchen / Breakfast Room * First Floor Bedroom And Cloakroom/ WC * Three
Ground Floor Bedrooms * Stylish / Modern Shower Room * Gas Central Heating Via
Combi Boiler & Upvc Double Glazing * Single Garage, Driveway Parking And Attractive
Rear Garden * Viewing Recommended

75 Ashleigh Road, Exmouth, EX8 2JZ

Beautifully updated by the current owners, this deceptively spacious reverse-level detached home offers four double bedrooms with flexible accommodation and is located in a popular residential area within easy reach of the town, schools and bus routes.

THE ACCOMMODATION COMPRISES: uPVC front door with patterned glass window insets to:

ENTRANCE PORCH: 1.88m x 1.45m (6'2" x 4'9") With recessed area ideal for storage or appliance space with power; uPVC window to side; coats hanging space; central light; wood effect flooring; step up to glazed door and window side panel leading to:

ENTRANCE HALL: Stairs leading down to the ground floor level; radiator; high level electric consumer unit; access to partly boarded loft with power; smoke detector; laminate wood flooring opening to:

KITCHEN / DINING AREA: 4.78m x 3.1m (15'8" x 10'2") With dual aspect uPVC windows to front and side aspects; a modern fitted kitchen comprising a range of wall units with marble effect laminate worktops and matching upstands; base cupboard, and drawer units; inset stainless steel sink unit with chrome mixer tap over; fitted electric oven with 4 ring gas hob over; stainless steel chimney style extractor over; integrated fridge and separate freezer; integrated dishwasher; concealed Ideal combi boiler providing hot water and central heating; power points; spotlight ceiling lights; continued laminate wood flooring; space for dining table; side door leading to:

SIDE PORCH: uPVC double glazed external door leading to the front of the property; window to side and rear.

LIVING AREA: 4.85m x 3.3m (15'11" x 10'10") A lovely bright dual aspect room with pleasant open outlook; uPVC windows to side and rear; radiator; power points;TV point.

CLOAKROOM/WC: 1.68m x 0.91m (5'6" x 3'0") uPVC obscure glazed window to side aspect; close coupled WC with push button flush; space saver sink unit with mixer tap over; radiator; ceiling spotlights.

BEDROOM FOUR: 3.2m x 2.79m (10'6" x 9'2") uPVC window to rear aspect with open outlook; power points; radiator.

From the reception hall, stairs lead down to:

LOWER GROUND FLOOR HALLWAY: Radiator; useful storage cupboard with further radiator and slatted shelving; smoke detector; doors leading to:

BEDROOM ONE: 4.34m x 2.82m (14'3" x 9'3") A fine master bedroom with large uPVC double glazed window to side aspect; radiator; opening in to:

DRESSING AREA: 2.72m x 1.68m (8'11" x 5'6") Maximum measurement into recess with shelving and hanging space.

BEDROOM TWO: 3.53m x 2.72m (11'7" x 8'11") Radiator; power points; uPVC window to side aspect and uPVC sliding patio doors leading to:

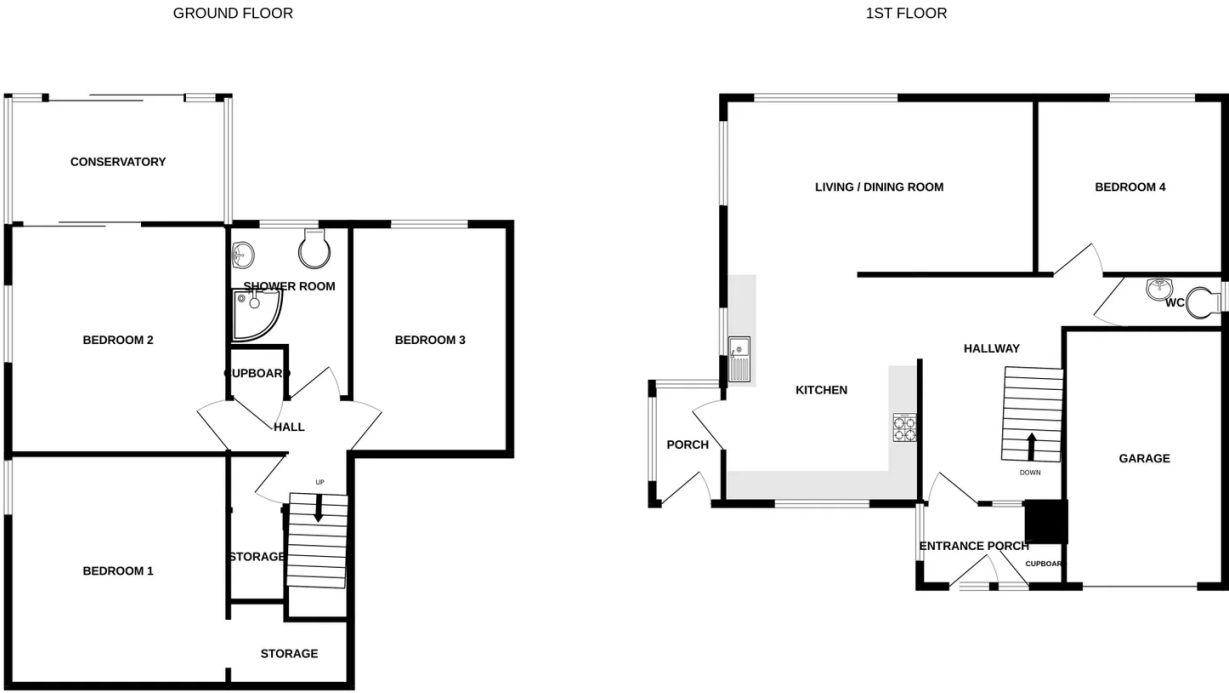
CONSERVATORY: 3.33m x 2.24m (10'11" x 7'4") With laminate wood flooring; radiator; power points; opening on to the REAR GARDEN.

BEDROOM THREE: 4.19m x 2.74m (13'9" x 9'0") uPVC window overlooking the rear garden; radiator; power points.

SHOWER ROOM: 2.29m x 1.98m (7'6" x 6'6") With uPVC obscure glazed high level window; fully tiled walls with modern suite comprising corner shower cubicle with thermostat controlled shower unit; rainfall shower and detachable hose; low level WC with push button flush; pedestal wash hand basin with chrome mixer tap over; fitted mirror fronted cabinet; chrome heated towel rail; shaver point; central ceiling light.

OUTSIDE: The front of the property is approached via driveway parking and an easy maintained front garden consisting of decorative stone chipped area, and patio paved pathways. There is a raised deck area ideal for outside entertaining. To the side of the property is an access pathway that leads to the REAR GARDEN which is fully enclosed, mainly laid to level lawn and of a sunny aspect. There are timber fenced boundaries which offers seclusion, surrounded by shrub borders and a generous patio area. There is a useful additional side access which could be used for storage. Timber garden shed.

GARAGE: 5.74m x 2.79m (18'10" x 9'2") With up and over door, power and light, shelving storage. New roof in 2022.



ASHLEIGH ROAD, EXMOUTH

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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