



11 Chamberlain Avenue, Exmouth,
EX8 2FH

GUIDE PRICE
£385,000
TENURE Freehold



A Modern Terrace Family Home Forming Part Of A Sought After Plumb Park Development Offering Bright Spacious Accommodation, With Landscaped Sunny Rear Aspect Garden, Parking Spaces, Close To Beautiful Walks

Spacious Reception Hall * Ground Floor Cloakroom/Wc * Well Appointed Kitchen Lounge/Dining Room * Three Double Bedrooms – Arranged On First And Second Floors En-Suite Shower Room/Wc * Family Bathroom Suite * Viewing Recommended

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

11 Chamberlain Avenue, Exmouth, EX8 2FH

Pennys are delighted to offer for sale this wonderful three-storey home, which offers spacious accommodation arranged over three floors, with landscaped rear garden, two parking spaces and attractive outlook towards countryside. The Plumb Park Development, which boasts lovely green areas and park, ideal for walks with approximately a two mile route to the seafront and town centre. There is an Estates Management charge to retain this area. The cycle track to Budleigh is also close by.

THE ACCOMMODATION COMPRISES: Entrance canopy with courtesy light, composite style front door giving access to:

RECEPTION HALL: Luxury vinyl flooring, cupboard housing electric consumer units and meter, radiator, staircase rising to first floor landing with useful understairs recess.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with splashback, WC with push button flush, ceiling extractor fan, radiator.

LOUNGE/DINING ROOM: A bright spacious room with double glazed double doors with picture windows to either side overlooking and opening onto the landscaped rear garden, TV point, two radiators, access to good size understairs storage cupboard with light.

KITCHEN: Well equipped and appointed kitchen with range of built-in appliances comprising of worktops with splashbacks, inset single drainer sink unit, cupboards, drawer units, integrated dishwasher and washing machine beneath worktops, fitted gas cooker with stainless steel splashback with extractor hood over and built-in oven below, integrated fridge and freezer, range of wall mounted cupboards with concealed lighting beneath, one housing the gas boiler for hot water and central heating, radiator, extractor fan. Double glazed square bay window overlooking the front aspect.

FIRST FLOOR LANDING: Radiator, double glazed window to front aspect, staircase rising to second floor.

BEDROOM 2: An extremely spacious bedroom with two double glazed windows to rear aspect, radiator.

BEDROOM 3: A double bedroom with radiator, double glazed square bay window overlooking the front aspect.

BATHROOM/WC: A stylish bathroom suite with bath with shower attachment, shower splash screen, pedestal wash basin, tiled splashback, WC, radiator, extractor fan.

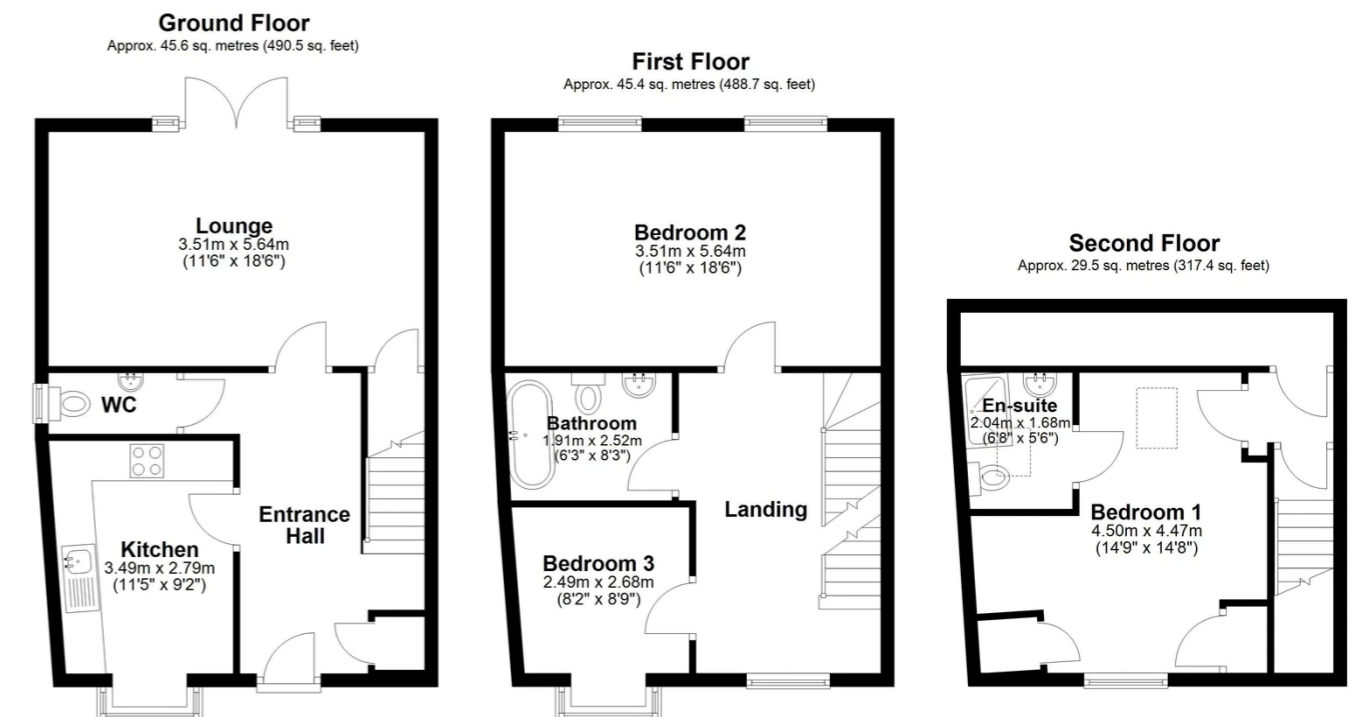
SECOND FLOOR LANDING: Access to storage cupboard, further door to large boarded loft space.

MAIN BEDROOM SUITE: A stunning main bedroom with double glazed window to front aspect enjoying lovely views over the countryside and further double glazed velux window allowing an abundance of light into the bedroom, built-in floor to ceiling quality wardrobes, two radiators, TV point.

EN-SUITE SHOWER ROOM/WC: Stylishly fitted with tiled shower cubicle with sliding splash screen doors and shower unit, pedestal wash hand basin with tiled splashback, radiator, extractor fan, velux window.

OUTSIDE: To the front of the property there is a parking space directly in front of the property with patio pathway giving access to the house. The property also benefits from additional parking space close by. To the rear is a sunny aspect, beautifully landscaped garden with good size patio area and patio pathways, ideal for outside entertaining, newly laid lawn, flower beds and borders, timber GARDEN SHED, rear pedestrian gate gives rear access. Outside tap.

FLOOR PLAN:



Total area: approx. 120.5 sq. metres (1296.6 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 epsolutions.co.uk
Plan produced using PlanUp.