



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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22 Littlemead Lane, Exmouth,
EX8 4RF

GUIDE PRICE
£375,000
TENURE Freehold



A Three Bedroom Semi Detached House Located In A Favoured And Convenient Location With Attractive Front And Rear Gardens, Long Driveway, Car Port And Garage.

Reception Hall * Ground Floor Cloakroom/WC * Spacious Through Lounge/Dining Room * Modern Stylish Kitchen * Three First Floor Bedrooms * Spacious Bath/Shower Room/WC * Gas Central Heating And Double Glazed Windows * Beautifully Presented And Much Improved Accommodation * Viewing Recommended * No Onward Chain

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THE ACCOMMODATION COMPRISES: Upvc front door with patterned double glazed window inset matching picture window side screen giving access to:

RECEPTION HALL: Staircase rising to first floor landing with useful understairs storage cupboard beneath; radiator housed in feature radiator cover; dado rail.

GROUND FLOOR CLOAKROOM/WC: Fitted with WC; space saver wash hand basin; part tiled walls; extractor fan.

LOUNGE/DINING ROOM: 7.54m x 4.27m (24'9" x 14'0") narrowing to 11' 0" in Dining Area A spacious through room with double glazed windows to front and rear aspects; attractive wooden fire surround housing living flame effect coal gas fire with matching hearth and inset; television point; two radiators.

KITCHEN: 3.05m x 2.92m (10'0" x 9'7") A modern stylish kitchen fitted with a range of patterned work tops with tiled surrounds; inset single drainer sink unit with mixer tap; cupboards, drawer units and plumbing for automatic washing machine beneath work tops; inset four ring gas hob; stainless steel chimney style extractor hood over with light; a range of wall mounted cupboards with concealed lighting beneath; built in double oven with cupboards above and below; space for upright fridge freezer; recessed ceiling spotlighting; double glazed window overlooking the rear garden; double glazed door with patterned glass giving access into the rear garden.

FIRST FLOOR LANDING: Dado rail; access via loft ladder to roof space; double glazed window to side aspect.

BEDROOM ONE: 4.01m x 2.67m (13'2" x 8'9") Radiator; access to eave storage space; double glazed window to rear aspect.

BEDROOM TWO: 3.18m x 2.72m (10'5" x 8'11") Radiator; double glazed window to front aspect enjoying a pleasant open aspect.

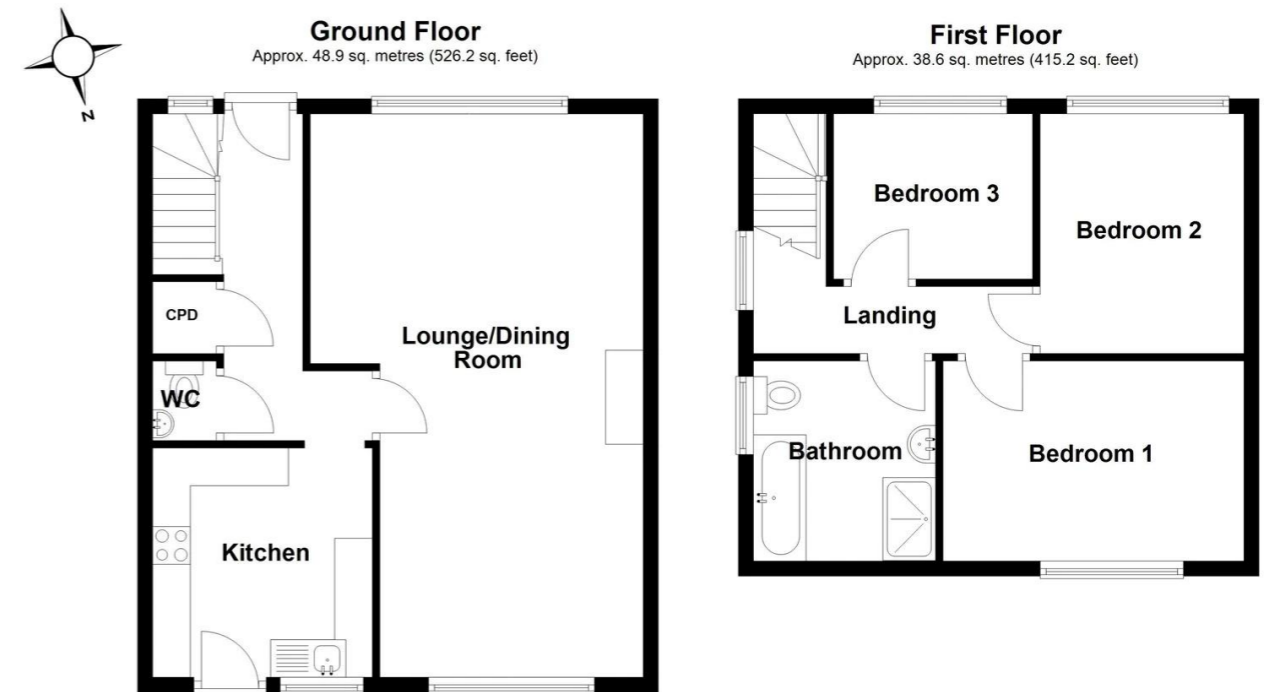
BEDROOM THREE: 2.57m x 2.21m (8'5" x 7'3") Radiator; double glazed window to front aspect enjoying a pleasant open aspect.

BATHROOM/SHOWER ROOM/WC: 2.59m x 2.24m (8'6" x 7'4") Modern four piece suite comprising bath with shower attachment; good size shower cubicle with sliding shower splash screen doors and a fixed rainfall shower head hose; vanity wash hand basin with fitted mirror with integrated light over; WC with concealed cistern with push button flush with display surface over; fully tiled walls and colour co-ordinated tiled flooring; recessed ceiling spotlighting; ceiling extractor fan; Upvc double glazed window.

OUTSIDE: The property enjoys a long driveway providing ample off road parking which leads to a CAR PORT with light which in turn gives access to GARAGE; cold water tap. The front garden comprises of a well tended lawn edged with well stocked flower and shrub beds, palm tree with a few stone steps leading to the front door. A wooden side gate gives access through to the rear garden which is a super feature of the property being fully enclosed enjoying a high degree of privacy and seclusion comprising of a lawned garden with palm tree; flower beds; patio areas providing an excellent space for outside entertaining with brick built barbeque and TIMBER GARDEN STORE and outside light. To the rear of the garage is a further covered storage area.

GARAGE: 5.05m x 2.72m (16'7" x 8'11") With up and over door; power and light connected; double glazed window.

FLOOR PLAN:



Total area: approx. 87.5 sq. metres (941.4 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.

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