



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 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.

32 Lovelace Crescent, Exmouth,
EX8 3PR

GUIDE PRICE
£425,000
TENURE Freehold



**A Fine Example Of A 1930's Semi Detached House Enjoying A
Convenient And Favoured Location Close To Schools And Bus Services
With Ample Off Road Parking And Good Size Rear Garden**

Well Presented And Extended Accommodation * Entrance Porch * Reception Hall * Living
Room * Modern Kitchen & Dining Room Conservatory * Ground Floor Shower Room/Wc
Three First Floor Double Bedrooms Bathroom/Wc * Upvc Double Glazed Windows * Gas
Central Heating * Bar/Games Room/Office * Super Family Home

32 Lovelace Crescent, Exmouth, EX8 3PR

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

ENTRANCE PORCH: 2.08m x 0.81m (6'10" x 2'8") Solid wood inner door with stained glass over window inset with matching stained glass picture windows surrounding the door, giving access to:

RECEPTION HALL: A fine entrance to the property with stairs rising to first floor landing with useful understairs storage cupboard beneath, radiator, picture rail, coved ceiling.

LIVING ROOM: 4.95m x 3.73m (16'3" x 12'3") maximum measurement into uPVC double glazed bay window which overlooks the front aspect. Living flame coal-effect coal gas fire housed in wooden fire surround with marble-effect hearth, radiator, picture rail.

KITCHEN & DINING ROOM: 3.91m x 3.4m (12'10" x 11'2") into wall recess. Lovely open plan area with large archway through to the kitchen and further archway to conservatory.

DINING ROOM: Wood effect flooring, radiator, storage cupboard in wall recess, picture rail, coved ceiling. **KITCHEN:** 2.39m x 3.02m (7'10" x 9'11") Fitted with patterned working surfaces with tiled surrounds, cupboard, drawer units, integrated dishwasher beneath work surface, inset one and a half bowl single drainer sink unit with mixer tap, four ring gas hob with filter extractor hood over, built-in double oven with cupboards above and below, wall mounted cupboards with concealed lighting beneath, integrated fridge and freezer, uPVC double glazed window to side aspect.

CONSERVATORY: 3.45m x 2.67m (11'4" x 8'9") A lovely addition to the accommodation with wood effect flooring, radiator, uPVC double glazed windows and sliding patio doors overlooking and opening onto the rear garden, door to:

GROUND FLOOR SHOWER ROOM/WC: 2.41m x 1.57m (7'11" x 5'2") Fitted with corner shower cubicle with Mira shower unit and curved splash screen doors, tiled cubicle, pedestal wash hand basin with matching tiled splash back, WC with push button flush, plumbing for automatic washing machine under a matching tiled display surface with cabinet over, chrome heated towel rail, ceiling extractor fan, uPVC double glazed window with patterned glass.

FIRST FLOOR LANDING: uPVC double glazed window to side aspect with patterned glass accessed via loft ladder to spacious roof space. [This area could be converted to additional accommodation if required subject to the necessary planning consents.]

BEDROOM 1: 5.16m x 3.71m (16'11" x 12'2") maximum measurement into uPVC double glazed bay window overlooking the front aspect. Spacious main bedroom with radiator, fitted shelving in wall recess, picture rail, wall lighting.

BEDROOM 2: 3.99m x 3.4m (13'1" x 11'2") Double glazed window to rear aspect enjoying a pleasant outlook, radiator, picture rail.

BEDROOM 3: 3.28m x 2.13m (10'9" x 7'0") A good size third bedroom with picture rail, coved ceiling, radiator, uPVC double glazed window to front aspect.

BATHROOM/WC: 2.41m x 2.01m (7'11" x 6'7") Comprising bath with mixer tap with shower attachment, further shower unit over, fixed rainfall shower head hose over, shower splash screen, pedestal wash hand basin, WC, attractive tiling to splash prone areas, cupboard housing Vaillant gas boiler for hot water and central heating, double glazed windows to rear and side aspects with patterned glass.

OUTSIDE: The property is approached by block paved driveway parking area edged with shrub beds with side pathway, gives access through to rear garden via a wooden side gate. Cold water tap. The garden is a lovely feature of the property comprising of a patio sun terrace adjoining the rear of the property providing an excellent area for outside entertaining with a few steps leading down to an extensive area of lawned garden edged with shrub beds, outside lighting, accessed from the patio area via uPVC door is a **BAR/GAMES ROOM/OFFICE:** 4.55m x 2.44m (14'11" x 8'0") A versatile area with recessed ceiling spotlighting, power and light connected, fitted sink unit set in tiled surround with cupboards beneath and adjoining display surface. **GARDEN STORE:** 2.44m x 1.78m (8'0" x 5'10") Accessed from the lawned garden via uPVC double glazed door.

FLOOR PLAN:

