

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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175 Pound Lane, Exmouth, EX8 3LE

GUIDE PRICE

£379,950

TENURE Freehold



**A Superb Three Bedroom Semi Detached Chalet Style Bungalow Which Has Been Subject To Extensive And Tasteful Modernisation And Now Provides Versatile Living Accommodation, Enjoying A Convenient Location With Sunny Aspect And Landscaped Rear Garden, Ample Parking, No Onward Chain**

Three Bedrooms Arranged Over Two Floors \* Superb Bright And Airy Lounge/Dining Room \* Stylish Modern Kitchen \* Modern Ground Floor Shower Room/Wc \* First Floor En-Suite Shower Room/Wc \* Southerly Aspect Rear Garden With Newly Laid Decking Sun Terrace Gas Central Heating \* Double Glazed Windows \* Ample Driveway Parking

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**THE ACCOMMODATION COMPRISES:** Canopy porch with outside courtesy light, double glazed entrance door with patterned glass giving access to:

**ENTRANCE HALLWAY:** Stairs rising to first floor with built-in understairs storage cupboard housing gas boiler which serves domestic hot water and central heating, coats cupboard, wood flooring, porthole style window with wooden window shutters to front aspect.

**LOUNGE/DINING ROOM:** 4.85m x 3.99m (15'11" x 13'1") A superb room, being both bright and airy with double glazed french doors and windows with wooden shutters overlooking the rear garden, wood flooring, TV point, radiator.

**KITCHEN:** 3.07m x 3.05m (10'1" x 10'0") A modern kitchen with stylish navy cabinets providing ample storage. Space for free-standing fridge/freezer, room for dishwasher, washing machine and tumble dryer beneath marble worktops with matching splashbacks, wood flooring, one and a half bowl sink unit set into work surface with integrated drainer, built-in oven, electric hob with fold away extractor hood, large double glazed window with wooden shutters overlooking the rear garden and double glazed door giving access to outside.

**GROUND FLOOR BEDROOM 2:** 4.24m x 3m (13'11" x 9'10") A generously sized double bedroom with grey luxury vinyl flooring, double glazed oriel style window to front aspect with wooden window shutters overlooking the front aspect, TV point, radiator.

**GROUND FLOOR SHOWER ROOM/WC:** Superbly appointed with grey luxury vinyl flooring, large walk-in shower cubicle with splash back walls, rectangular style modern wash hand basin with cupboards below and attractive tiled splashback and mirror fronted medicine cabinet over, WC with concealed cistern, chrome heated towel rail, double glazed window with wooden window shutters.

**FIRST FLOOR LANDING:** Useful wall recess, doors giving access to first floor rooms.

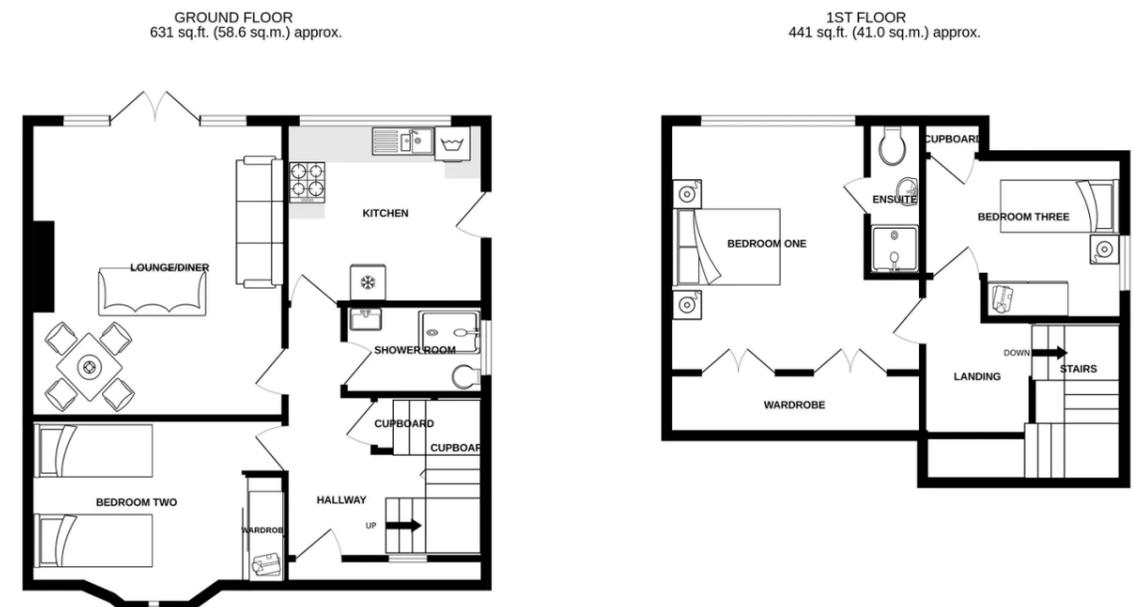
**BEDROOM 1:** 4.6m x 4.14m (15'1" x 13'7") A spacious main bedroom which is both bright and airy enjoying wardrobe space in eaves, double glazed windows to rear aspect with wooden window shutters, TV point.

**EN-SUITE SHOWER ROOM/WC:** Again fitted with a stylish modern suite comprising; shower cubicle with Mira shower, wash hand basin with storage space below and fitted mirror over.

**BEDROOM 3:** 3.33m x 2.49m (10'11" x 8'2") Double glazed window to side aspect, with wooden window shutters, radiator, built-in storage cupboard in eaves, TV point.

**OUTSIDE:** A driveway provides off-road parking, with electrical vehicle charging point and grassed area of front garden edged with mature bushes. Wooden gates give access through to the rear garden. The rear garden is lovely feature of the property enjoying a sunny southerly aspect with level grassed area, patio and newly created decking area providing a superb place for outside entertaining. There is also a modern shed for additional storage. Outside tap.

**FLOOR PLAN:**



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.  
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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