



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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17 Vansittart Drive, Exmouth, EX8 5DP

GUIDE PRICE
£325,000
TENURE Freehold



A Much Improved And Beautifully Presented Three Bedroom Semi-Detached House Situated In A Much Favoured Area Close To A Range Of Amenities

Reception Hall • Lounge • Dining Room • Open Plan Modern Fitted Kitchen/Dining Room Three First Floor Bedrooms • Stylish Modern Bathroom Suite • Gas Central Heating & Upvc Double Glazing * Attractive Front & Rear Garden • Ample Driveway Parking • Single Garage * Ideal First Time Home

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THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY: Composite front door with patterned window inset giving access to:

RECEPTION HALL: With stairs rising to the first floor; radiator; stone effect flooring; power points, ceiling light; glazed double doors with obscure glass opening to the:

LOUNGE: 13' 0" x 12' 6" (3.96m x 3.81m) An attractive room with uPVC double glazed window to front aspect; feature wall mounted electric flame effect fire; understairs storage cupboard housing water meter and electric consumer unit; TV points; power points; ceiling light; opening through to:

KITCHEN/DINING ROOM: 15' 7" x 10' 11" (4.75m x 3.33m) A modern fitted and upgraded kitchen with a range of base cupboards, drawer and wall units with laminate marble effect work top surfaces with stainless steel inset one and a half bowl single drainer sink unit with chrome mixer tap; brick affect tiled splashbacks; Lamona inset four ring induction hob with angled cooker hood over; with matching Lamona eye-level double oven; integrated upright fridge freezer; integrated full size dishwasher; power points; modern upright anthracite radiator; Karndean tiled effect flooring throughout; space for full size dining table; ceiling spotlights; smoke detector; uPVC double glazed window overlooking the rear aspect and further uPVC French doors opening onto the REAR GARDEN.

FIRST FLOOR LANDING: With access via pull down loft ladder to majority boarded roof space with power housing gas Vaillant combi boiler serving domestic hot water and central heating; uPVC double glazed window to side aspect; power points; ceiling light; doors leading to:

BEDROOM ONE: 13' 7" x 8' 9" (4.14m x 2.67m) uPVC double glazed window to front aspect; built-in double wardrobe; power points; ceiling light.

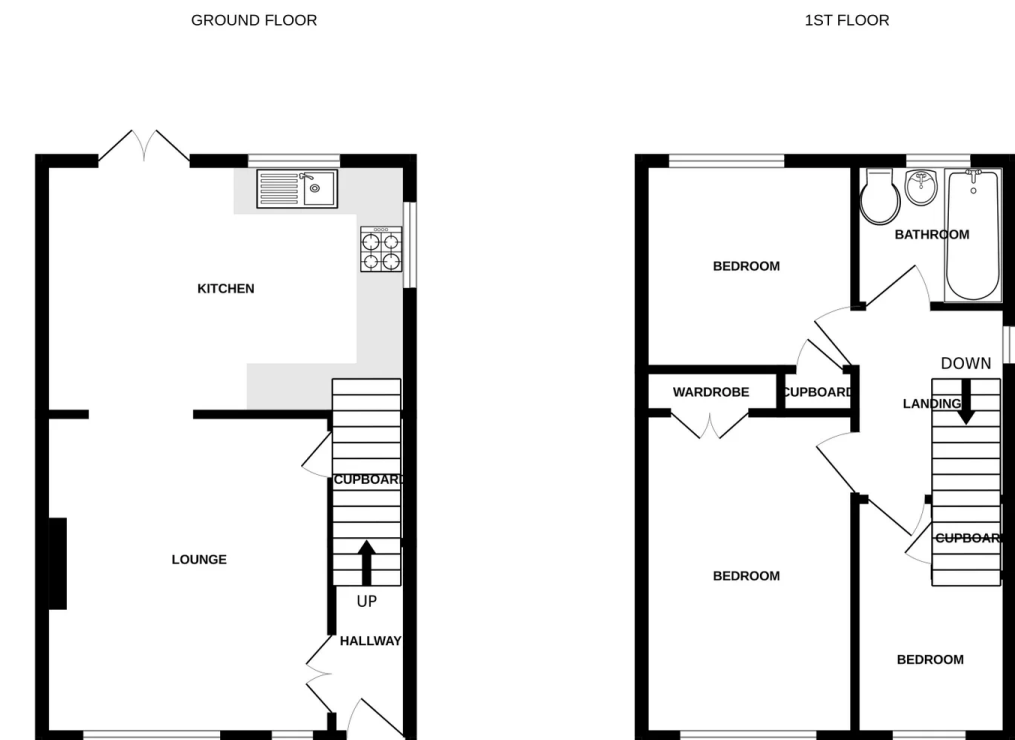
BEDROOM TWO: 9' 4" x 9' 2" (2.84m x 2.79m) uPVC double glazed window to rear aspect enjoying a pleasant open outlook; radiator; built-in wardrobe with clothes rail and shelving; television point; power points; ceiling light.

BEDROOM THREE: 10' 6" x 6' 7" (3.2m x 2.01m) Maximum overall measurement. Currently used as a dressing room; uPVC double glazed window to front aspect; radiator; built-in cupboard over stairwell recess with clothes rail and shelf.

BATHROOM/WC: 6' 1" x 6' 1" (1.85m x 1.85m) Stylishly re-fitted with a modern suite comprising of bath with Mira shower unit over and shower splash screen; vanity wash hand basin with cupboard unit beneath and mixer tap; WC with dual push button flush; recess ceiling spotlighting; ceiling extractor fan; attractively fully tiled walls; upright chrome towel rail; vinyl flooring; uPVC obscure double glazed window.

OUTSIDE: The property is approached via a long driveway providing ample off-road parking and leading to double wooden gates which in turn lead to a further area of driveway and to the GARAGE via an up and over door. There is plumbing in the garage for an automatic washing machine/dryer. The front garden is attractively laid to lawn and edged with decorative stone flower and shrub beds with feature central circular stonework with fruit tree and outside courtesy lighting. The REAR GARDEN has been planned with ease of maintenance in mind comprising of patio areas, and raised sun decking ideal for outside entertaining. There are decorative stone garden borders with fully enclosed by timber fencing. Outside cold water tap and a useful area to the side of the property for bin storage.

FLOOR PLAN:



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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