



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

WWW.EPC4U.COM

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.

31 Essington Close, Exmouth,
EX8 4QY

GUIDE PRICE
£330,000
TENURE Freehold



A Detached Bungalow Enjoying A Quiet Cul De Sac Location With Pleasant Open Views, Ample Parking, Attractive Gardens And Garage

Living/Dining Room * Kitchen/Breakfast Room * Lean-To Double Glazed
Utility/Garden Room * Two Double Bedrooms With Built In Wardrobes
Modern Shower Room /WC Gas Central Heating And Double Glazed
Windows * For Sale With No Ongoing Chain

31 Essington Close, Exmouth, EX8 4QY

THE ACCOMMODATION COMPRISES: Double glazed double doors to:

ENTRANCE PORCH: Inner double glazed door with double glazed window to one side giving access to:

RECEPTION HALL: Radiator; access to roof space; telephone point.

LIVING/DINING ROOM: 5.18m x 3.33m (17'0" x 10'11") A bright dual aspect room with double glazed windows to side and rear aspects gaining lovely views across the town and coastline in the distance; tiled fireplace and hearth; television point; radiator.

KITCHEN/BREAKFAST ROOM: 3.07m x 2.9m (10'1" x 9'6") Fitted with a range of patterned work surfaces with tiled surrounds and cupboards and drawer units beneath; one and a quarter bowl sink unit with hose style tap and electric hob set into work surfaces; built in oven with space for microwave over; space for upright fridge freezer surrounded by matching storage cupboards; wall mounted cupboards, one having electric meter and consumer unit; wall mounted Vaillant gas boiler for hot water and central heating; double glazed window to rear aspect gaining views to a pleasant open aspect; double glazed door giving access to:

SIDE LEAN-TO GARDEN/UTILITIES ROOM: 3.12m x 1.35m (10'3" x 4'5") With power and light connected; plumbing for automatic washing machine; double glazed windows and door giving access to the rear garden.

BEDROOM ONE: 3.96m x 3.35m (13'0" x 11'0") A bright dual aspect room with double glazed windows to front and side aspects; built in range of bedroom furniture including bed head rest; floor to ceiling wardrobes incorporating a dressing table area, two free standing bedside tables and a chest of drawer unit; radiator.

BEDROOM TWO: 3m x 2.79m (9'10" x 9'2") Double glazed window to front aspect; radiator; built in floor to ceiling wardrobes with matching free standing bedside table.

SHOWER ROOM/WC: 1.91m x 1.7m (6'3" x 5'7") A modern room with splashback walls; double glazed window with patterned glass; double width ease of access shower tray with fitted seat; Mira shower unit; shower curtain and rail; wash hand basin set in to display surface with cupboard and WC beneath with push button flush; chrome heated towel rail.

OUTSIDE: The property is located towards the head of a quiet cul de sac approached via a good size driveway providing parking for numerous cars leading to the GARAGE. There is an attractive lawned front garden edged with colourful shrubs and plants. A wooden ramp gives ease of access to the front door. A wooden side gate gives access to the sunny aspect rear garden which again offers an array of colour from a variety of shrubs and plants. There is a lawned area of garden, patio area and decorative stone seating area.

GARAGE: Electric up and over door; power and light connected; window.

FLOOR PLAN:

