



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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58 Bapton Close, Exmouth, EX8 3LQ

GUIDE PRICE

£350,000

TENURE Freehold



A Well Maintained Detached Bungalow Enjoying An Envidable Location With Attractive Gardens, Long Driveway And Garage

Bright Well Maintained Accommodation With Immense Potential * Reception Hall * Lounge/Dining Room * Kitchen/Breakfast Room * Two Bedrooms Bathroom * Separate Cloakroom/Wc * Double Glazed Windows * Gas Central Heating * Curtains And Blinds Included * Goodsize Southerly Aspect Rear Garden * Long Drive * Garage * Pvc Facias And Guttering
No Onward Chain

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THE ACCOMMODATION COMPRISES: Open entrance porch with courtesy light, double glazed front door with patterned glass, to:

RECEPTION HALL: Radiator, telephone point, coats cupboard, access via wooden loft ladder to large part-boarded roof space (this area could be converted to additional accommodation if required subject to the necessary consents).

LOUNGE/DINING ROOM: 4.83m into wall recess x 3.66m (15'10" x 12'0") A bright spacious room with large uPVC double glazed window overlooking the front aspect and uPVC double glazed door giving access to front patio sun terrace overlooking the front garden. Feature marble fireplace housing living flame-effect coal gas fire with back boiler, TV point, radiator.

KITCHEN/BREAKFAST ROOM: 4.55m x 2.95m (14'11" x 9'8") narrowing to 2.13m (7'0") Fitted with wood-effect worktops in tiled surrounds, one and half bowl sink unit with mixer tap, with cupboards, drawer units, appliance spaces, automatic washing machine included in the sale, wall mounted cupboards, including two glass fronted display units, gas point and cooker included within the sale, recessed ceiling spotlighting, radiator, two double glazed windows overlooking the rear garden, double glazed door with patterned glass giving access into the rear garden.

BEDROOM 1: 3.94m x 3.63m (12'11" x 11'11") With airing cupboard housing the water cylinder and slatted shelving, radiator, double glazed window overlooking the rear garden.

BEDROOM 2: 3.33m x 2.41m (10'11" x 7'11") Radiator, double glazed window to front aspect.

BATHROOM: 2.29m x 1.47m (7'6" x 4'10") Comprising bath with shower attachment, shower rail, pedestal wash hand basin, fully tiled walls, radiator, mirror fronted medicine cabinet.

SEPARATE CLOAKROOM/WC: 1.7m x 0.71m (5'7" x 2'4") Fitted with WC and double glazed window with patterned glass.

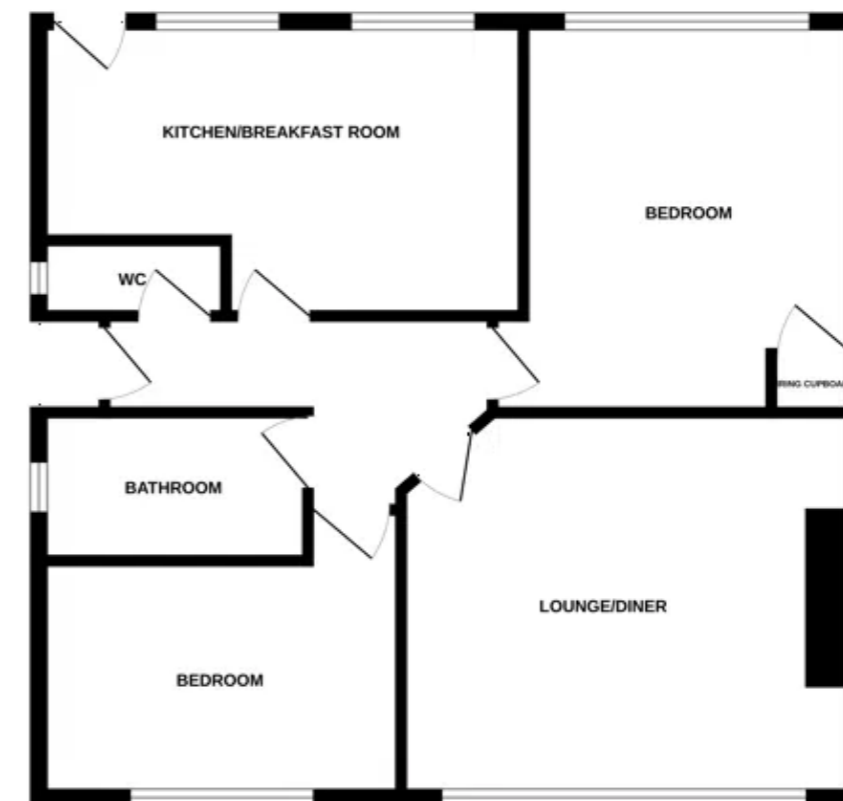
LOFT SPACE: Part of the loft has been converted to provide an open space measuring 3.2m x 3.02m (10'6" x 9'11") power and light connected, with slimline double glazed window.

OUTSIDE: The property is approached via double wrought iron gates and a long driveway which runs alongside the bungalow providing ample off-road parking and leading to the GARAGE. The front garden is attractively planned comprising of lawned garden edged with colourful flower and shrub beds, patio sun terrace adjoining the front of the property. From the driveway a wooden side gate gives access to the rear garden. The rear garden is a lovely feature of the property enjoying a sunny aspect with good size areas of lawned gardens with central pathway running the length of the garden, patio sun terrace provides an excellent area for outside entertaining. Outside cold water tap. A side pathway and gate gives access back round to the front of the bungalow.

GARAGE: 4.95m x 2.59m (16'3" x 8'6") Up and over door, double glazed window, work bench, power and light connected.

FLOOR PLAN:

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, 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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