

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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			

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13 Lipscomb Avenue, Exmouth, EX8 2FL

GUIDE PRICE  
**£420,000**  
 TENURE Freehold



**A Spacious Four Bedroom Semi Detached Family Home Forming Part Of A Select Modern Plumb Park Development With Driveway Garage And Enclosed Level Rear Garden**

Reception Hall \* Ground Floor Cloakroom/Wc \* Spacious Lounge  
 Kitchen/Dining Room \* Utility Room \* Four First Floor Bedrooms \* En-Suite  
 Shower Room/Wc \* Family Bathroom/Wc \* Gas Central Heating \* Double  
 Glazed Windows \* No Onward

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**THE ACCOMMODATION COMPRISES:** Pillared entrance porch with courtesy light, composite front door giving access to:

**RECEPTION HALL:** Cupboard housing electric meter and consumer unit, radiator, wood laminate flooring, staircase rising to first floor landing with bespoke storage cupboard beneath.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with pedestal wash hand basin with tiled splashback, WC with push button flush, radiator, ceiling extractor fan, wood laminate flooring.

**LOUNGE:** 5.66m x 3.63m (18'7" x 11'11") measurement excluding double glazed square bay window which overlooks the front aspect. A most spacious room with two radiators, TV point, recessed ceiling spotlighting.

**KITCHEN/DINING ROOM:** 5.72m x 3.33m (18'9" x 10'11") Fitted with a range of patterned worktops with matching splashbacks, cupboards, drawer units, integrated dishwasher beneath working surfaces, inset single drainer one and half bowl sink unit, four-ring gas hob with stainless steel splashback with extractor hood over, built-in oven and grill, wall mounted cupboards – one housing the gas boiler for hot water and central heating, integrated fridge and freezer, two radiators, good size cupboard under stairwell with light, double doors opening onto the rear garden, wood laminate flooring, ceiling extractor fan.

**UTILITY ROOM:** 1.73m x 1.22m (5'8" x 4'0") With patterned worktop with matching splashbacks, inset stainless steel sink unit with cupboards and appliance space beneath, laminate flooring, ceiling extractor fan.

**FIRST FLOOR GALLERIED STYLE LANDING:** Radiator, access to roof space.

**BEDROOM 1:** 4.78m x 3.33m (15'8" x 10'11") excluding double glazed square bay window to front aspect. Spacious main bedroom with TV point, two radiators, recessed ceiling spotlighting.

**EN-SUITE SHOWER ROOM/WC:** Fitted with shower cubicle with sliding shower splash screen doors, pedestal wash hand basin with matching tiled splashback, WC with push button flush, chrome heated towel rail, wood-effect flooring.

**BEDROOM 2:** 3.51m x 2.79m (11'6" x 9'2") Radiator, double glazed window to rear aspect.

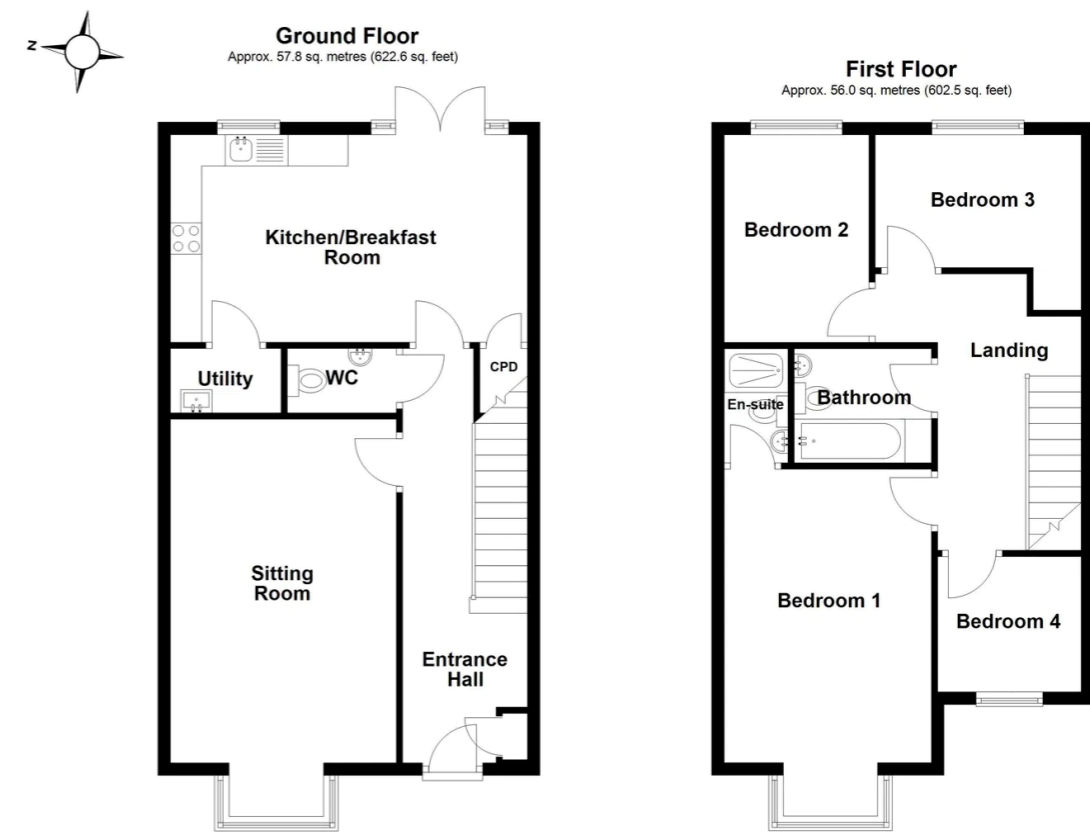
**BEDROOM 3:** 3.28m into wall recess x 2.82m (10'9" x 9'3") Radiator, double glazed window to rear aspect.

**BEDROOM 4:** 2.31m x 2.21m (7'7" x 7'3") Sealed unit double glazed window to front aspect, radiator.

**BATHROOM/WC:** 1.98m x 1.73m (6'6" x 5'8") Comprising of bath set in attractive tiled surround with shower attachment, shower splash screen, pedestal wash hand basin with matching tiled splashback, WC with push button flush, chrome heated towel rail, ceiling extractor fan, wood-effect flooring.

**OUTSIDE:** To the front of the property is a lawned garden with gate and patio pathway giving access to the property. The driveway runs alongside the property leading to the SINGLE GARAGE. A side pathway and gate gives access through to the rear garden. The rear garden is level, fully enclosed comprising an artificial area of lawned garden, grassed and decorative stone garden areas, outside power supply, outside cold water tap.

#### FLOOR PLAN:



Total area: approx. 113.8 sq. metres (1225.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk Plan produced using PlanUp.

13 Lipscombe Avenue, Exmouth