

109 Byron Way, Exmouth, EX8 5SE

GUIDE PRICE

£325,000

TENURE Freehold



**A Well Presented Semi Detached House Located In A Favoured Area Close To Amenities With Good Size Corner Plot Garden, Driveway And Garage**

Reception Hall \* Ground Floor Cloakroom/Wc \* Fitted Kitchen \* Good Size Lounge/Dining Room \* Three Bedrooms \* En-Suite Shower Room \* Family Bathroom/Wc \* Gas Central Heating \* Double Glazing \* Super Family Home  
Potential to extend, subject to necessary planning consent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**THE ACCOMMODATION COMPRISES:** Entrance canopy with courtesy light, composite front door with frosted glass inset to:

**RECEPTION HALL:** A fine entrance to the property with stairs rising to first floor landing, tile effect flooring, radiator housed in feature radiator cover, replacement doors to all rooms.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with vanity style wash hand basin, WC with push button flush, chrome heated towel rail, electric consumer unit, attractive part tiled walls, double glazed window with patterned glass, recessed ceiling spotlighting, tile effect flooring.

**KITCHEN:** 3.33m x 2.54m (10'11" x 8'4") A well appointed kitchen with fitted range of wood-effect worktops in tiled surrounds with inset one and a half bowl single drainer sink unit with mixer tap, cupboards, drawer units, plumbing for automatic washing machine and dishwasher space beneath worktops, wall mounted cupboards, Worcester gas boiler for hot water and central heating, inset four ring gas hob with glass splashback and stainless steel chimney style extractor hood over with built-in over below, space for upright fried/freezer, TV point, radiator, recessed ceiling spotlighting, double glazed window to front aspect.

**LOUNGE/DINING ROOM:** 4.95m x 4.75m (16'3" x 15'7") maximum overall measurement. A spacious room with access to good size understairs storage cupboard, two radiators, TV point, double glazed window and double glazed double doors opening to:

**CONSERVATORY:** 3.68m x 1.75m (12'1" x 5'9") A useful additional to the accommodation with radiator, power and light connected, double glazed windows and double glazed double doors opening onto the rear garden.

**FIRST FLOOR LANDING:** Access to roof space, cupboard housed over stairwell recess, replacement internal doors to all rooms.

**BEDROOM 1:** 3.68m x 2.92m (12'1" x 9'7") Spacious main bedroom with built-in double wardrobe, feature wood panelling, part wood panelled vocal point wall, radiator, uPVC double glazed window to rear aspect.

**EN-SUITE SHOWER ROOM:** Fitted with shower cubicle with shower unit, light, extractor fan, fully tiled walls.

**BEDROOM 2:** 3.2m x 2.92m (10'6" x 9'7") A good size second bedroom with double glazed window to front aspect, built-in double wardrobe, TV point.

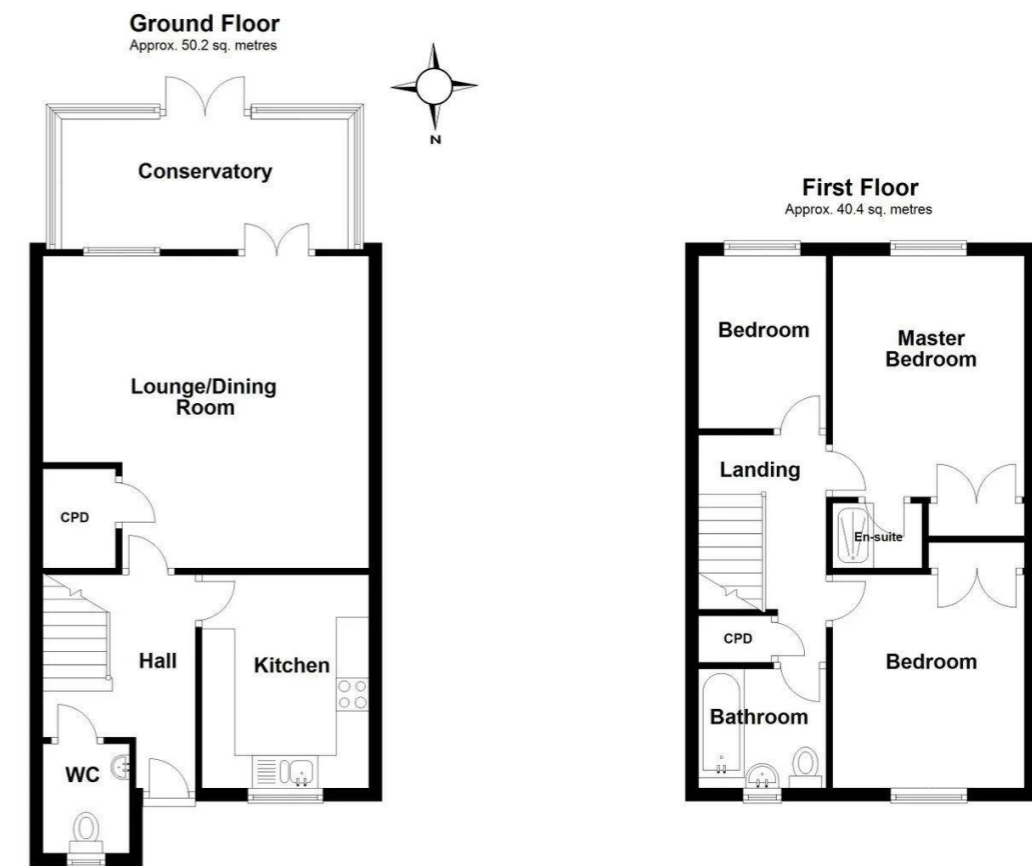
**BEDROOM 3:** 2.62m x 1.96m (8'7" x 6'5") Double glazed window to rear aspect, radiator.

**BATHROOM/WC:** Comprising bath with Mira shower unit over, shower splash screen, pedestal wash hand basin, WC, radiator, shaver socket, extractor fan, double glazed window with patterned glass, recessed ceiling spotlighting, tiling to splash prone areas.

**OUTSIDE:** To the front of the property decorative stone and block paved area, driveway provides off road parking leading to the GARAGE with outside power sockets and lighting. Decorative area of side garden with wooden side gate giving access to the side and rear garden. The side and rear gardens are fully enclosed, the side garden is laid to lawn with patio pathways and newly installed timber garden fencing. To the rear of the property there is further lawned area of garden, an enclosed area of rear garden with artificial lawn and built-in seating area.

**GARAGE:** 5.21m x 2.49m (17'1" x 8'2") Double glazed window to rear aspect, power and light connected, boarded eaves storage space.

### FLOOR PLAN:



Total area: approx. 90.6 sq. metres

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.  
Plan produced using PlanUp.