











| Score | Energy rating | Current | Potential |
|---|---|---|---|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

Pennys estate agents

www.pennys.net

# 8 Holly Walk, Exmouth, EX8 5PU

GUIDE PRICE
£220,000
TENURE Freehold



**A Well Presented End Of Terrace Two Bedroom House Located In A Favoured Area Close To Shops, Schools And Bus Services**

Upvc Double Glazed Windows * Gas Central Heating Via Modern Boiler Lounge/Dining Room * Kitchen/Breakfast Room * Two Bedrooms Bathroom/Wc * Front And Rear Gardens * Parking Space Close by * For Sale With No Ongoing Chain

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

## 8 Holly Walk, Exmouth, EX8 5PU

**THE ACCOMMODATION COMPRISES:** uPVC front door with double glazed frosted window inset, to:

**ENTRANCE PORCH:** Window to side aspect, inner door to:

**LOUNGE/DINING ROOM:** 5.13m x 3.68m (16'10" x 12'1") Double glazed window to front aspect, radiator, TV point, staircase rising to first floor landing with useful understairs cupboard beneath.

**KITCHEN/BREAKFAST ROOM:** 3.63m x 2.21m (11'11" x 7'3") Fitted with patterned worktops with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine and appliance spaces beneath worktops, inset one and a half bowl single drainer sink unit, wall mounted cupboards, electric cooker point, breakfast bar with radiator beneath, modern Glow Worm gas boiler for hot water and central heating, double glazed window overlooking the rear garden, uPVC double glazed door giving access to the garden.

**FIRST FLOOR LANDING:** Access to roof space.

**BEDROOM 1:** 3.91m x 2.64m (12'10" x 8'8") Two fitted wardrobes, radiator, uPVC double glazed window to front aspect.

**BEDROOM 2:** 3.53m x 1.98m (11'7" x 6'6") Radiator, uPVC double glazed window to rear aspect.

**BATHROOM/WC:** 2.51m x 1.57m (8'3" x 5'2") Bath with shower unit over, shower curtain and rail, pedestal wash had basin with mirror fronted medicine cabinet over, WC with push button flush, tiling to splash prone areas, shaver socket, radiator, uPVC double glazed window with patterned glass.

**OUTSIDE:** To the front of the property is a lawned garden with pathway giving access to the property, a pedestrian gate gives access through to the rear garden, which is planned for ease of maintenance in mind comprising of patio, flower bed and timber GARDEN SHED. There is a parking space located close by.

**FLOOR PLAN:**




EX8 5PU

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.
Made with Metropix ©2026

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.