



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(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		

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9 Cheriswood Avenue, Exmouth,
EX8 4HG

GUIDE PRICE
£375,000
TENURE Freehold



**A Significantly Extended Three Double Bedroom Detached House
Enjoying A Favoured Location Close To Amenities.**

Entrance Porch * Lounge * Open Plan And Extended Kitchen/Dining Room * Utility Room
Ground Floor Cloakroom/WC * Three Double Bedrooms * En-Suite Shower Room/WC
Superb Modern Shower Room/WC * Attractive Rear Garden Enjoying An Abundance of
Colour * Driveway & Integral Garage * Gas Central Heating And Double Glazing
Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Composite front door with window inset to:

ENTRANCE PORCH: Upvc double glazed window; radiator; tiled floor; inner door to:

LOUNGE: A charming room with wood flooring; radiator; television point; Upvc double glazed window to front aspect; feature wall with stone ridge decor; stairs rising to first floor landing; glazed panelled double doors to:

OPEN PLAN KITCHEN/DINING ROOM: A spacious extended room with wood flooring throughout; recessed ceiling spotlighting; feature exposed brick pillar. KITCHEN AREA fitted with a range of granite work tops with tiled surrounds and cupboards and drawer units beneath working surfaces; inset one and a quarter bowl single drainer sink unit with mixer tap; Rangemaster oven with Granite splashback and Rangemaster chimney style extractor hood over; wall mounted cupboards incorporating one glass fronted display unit with concealed lighting beneath; space for upright fridge freezer; radiator. DINING AREA has patio doors opening onto the rear garden; radiator.

UTILITY ROOM: With wood effect flooring; plumbing for automatic washing machine with work surface over and wall mounted cupboards and tiled surrounds; Upvc double glazed door with patterned glass to outside; door to:

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback; WC with push button flush; chrome heated towel rail; tiled flooring; Upvc double glazed window with patterned glass.

FIRST FLOOR LANDING: Upvc double glazed window to side aspect; access to roof space via loft ladder with full wood flooring and insulation; storage cupboard over stairwell recess.

BEDROOM ONE: Television point; telephone point; stylish upright radiator; Upvc double glazed window to rear aspect.

EN-SUITE SHOWER ROOM/WC: Comprising shower cubicle with shower splash screen door; shower unit; tiled cubicle; wash hand basin; WC with push button flush; attractive tiling to splash prone areas; ceiling extractor fan; wall mounted medicine cabinet; chrome heated towel rail; Upvc double glazed window with patterned glass.

BEDROOM TWO: Built in wardrobe; radiator; Upvc double glazed window to front aspect.

BEDROOM THREE: Another good size room with radiator; Upvc double glazed window to front aspect.

SHOWER ROOM/WC: Stylish modern suite with full width shower tray with shower splash screen; shower unit with fixed rainfall shower head hose and detachable shower head hose; contemporary style wash hand basin with deep drawer unit beneath; fitted mirror fronted medicine cabinet over with integrated light; WC with concealed cistern with push button flush; extensive splashback walls; chrome heated towel rail; Upvc double glazed window with patterned glass; ceiling extractor fan; ceiling LED spotlighting.

OUTSIDE: Quietly located in a cul-de-sac location, a driveway leads to an INTEGRAL GARAGE with lawned area of garden and patio area directly in front of the property. The rear garden is a lovely feature of the property enjoying a sunny southerly aspect comprising of a good size patio sun terrace ideal for outside entertaining; lawned garden with deck stone garden areas; well stocked garden and shrub beds offering an array of colour; garden shed; side lighting; power sockets; gate and side pathway gives access back round to the front of the property.

GARAGE: Up and over door; power and light connected, boiler for hot water and central heating.

AGENTS NOTE: The property benefits from cavity wall insulation.

FLOOR PLAN:

