



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	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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4 Old Bystock Drive, Exmouth, EX8 5RB

GUIDE PRICE  
**£535,000**  
TENURE Freehold



**A Most Spacious Detached Residence Situated On A Favoured Development With Landscaped Rear Garden And Double Garage.**

Reception Hall \* Ground Floor Cloakroom/WC \* Spacious Open Plan Lounge And Dining Room \* Kitchen/Breakfast/Utility Room \* Study \* Four Good Size Double Bedrooms Including Main Bedroom With Walk In Dressing Room And Stylish Refitted Shower Room/WC \* En Suite To Bedroom Two \* Main Family Bathroom/WC \* Gas Central Heating Via Modern Boiler And Double Glazed Windows \* Super Family Home

## 4 Old Bystock Drive, Exmouth, EX8 5RB

Built by Messrs Wain Homes to the largest 'Cambridge' design, the property offers well presented spacious accommodation which includes a wonderful main bedroom suite with walk in dressing room and stylish en suite shower room. There are three further double bedrooms, the second bedroom also benefitting from an en suite shower room/WC. On the ground floor there is an open plan Lounge/Dining Room, Kitchen/Breakfast/Utility Room, Study and Ground Floor WC. Viewing of this spacious family home is highly recommended.

**THE ACCOMMODATION COMPRISES:** Open entrance porch with courtesy light; tiled floor; glass panelled front door to:

**RECEPTION HALL:** Two radiators; staircase rising to first floor landing; door giving direct access to the DOUBLE GARAGE.

**GROUND FLOOR CLOAKROOM/WC:** Wash hand basin; WC; radiator; Upvc double glazed window with patterned glass.

**OPEN PLAN LOUNGE/DINING ROOM: LOUNGE:** 5.28m x 3.53m (17'4" x 11'7") into Upvc double glazed bay window. A most spacious room with double doors opening on to the rear garden; television point; wooden fire surround with marble hearth inset housing living flame effect coal gas fire; radiator; opening to **DINING ROOM** 3.3m x 2.72m (10'10" x 8'11") also access via double doors from the reception hall, with radiator; Upvc double glazed window overlooking the rear garden.

**KITCHEN/BREAKFAST ROOM/UTILITY AREA:** 5.33m x 3.05m (17'6" x 10'0") A bright spacious dual aspect room with double glazed windows to the front and side elevations; fitted with a range of patterned work tops with tiled surrounds; cupboards, drawer units and appliance space beneath work tops; inset one and a half bowl single drainer sink unit; inset four ring gas hob; built in oven below; extractor hood over; matching wall mounted cupboards; radiator; recessed ceiling spotlighting. The **UTILITY AREA** is fitted with matching worktops with tiled surrounds; inset single drainer sink unit; cupboards; plumbing for automatic washing machine and space for dishwasher beneath worktops; wall mounted cupboards; modern gas boiler for hot water and central heating; television point; part glazed door giving access to outside.

**STUDY:** 2.18m x 1.91m (7'2" x 6'3") Fitted shelving; radiator; Upvc double glazed window to front aspect.

**FIRST FLOOR GALLERY STYLE LANDING:** Radiator; access via loft ladder to roof space; storage cupboard with light; airing cupboard housing water cylinder and slatter shelving.

**MAIN BEDROOM SUITE:** A most spacious main bedroom comprising **BEDROOM AREA:** 4.39m x 3.66m (14'5" x 12'0") with a fitted range of chest of drawer units and storage cupboards with display surface over; television point; radiator; Upvc double glazed window to front aspect.

**WALK IN DRESSING ROOM:** 4.09m x 2.62m (13'5" x 8'7") into wardrobe recess. Fitted with a range of quality wardrobes with clothes rails and shelving; chest of drawer units; radiator; Upvc double glazed window to front aspect.

**EN SUITE SHOWER ROOM/WC:** 2.69m x 2.26m (8'10" x 7'5") plus wall recess. A stylish refitted suite comprising of large shower tray area; shower splash screen; shower unit with fixed rainfall shower head hose and detachable shower head hose; splashback walls; ceiling extractor over; vanity wash hand basin set in wall recess with fitted mirror over; WC with concealed cistern with push button flush and display surface over; matching floor mounted cabinet with display surface over; chrome heated towel rail; recessed ceiling spotlighting; wood laminate flooring.

**BEDROOM TWO:** 3.63m x 3.12m (11'11" x 10'3") A fine guest suite with radiator; Upvc double glazed window.

**EN SUITE SHOWER ROOM/WC:** 1.55m x 1.32m (5'1" x 4'4") plus wall recess. Shower cubicle fitted into wall recess with shower splash screen door; pedestal wash hand basin; WC; part tiled walls; radiator; fitted mirror with light shaver socket over; ceiling extractor fan; Upvc double glazed window with pattern glass.

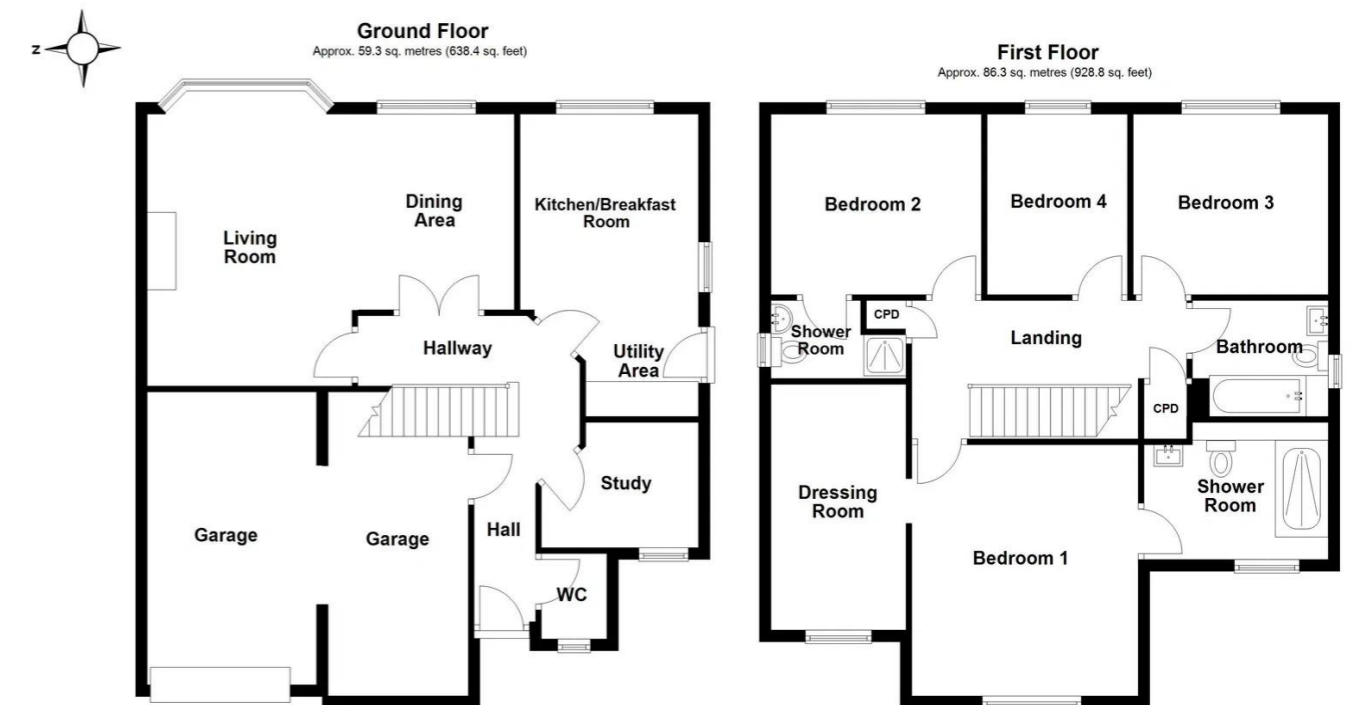
**BEDROOM THREE:** 3.38m x 2.97m (11'1" x 9'9") Radiator; Upvc double glazed window to rear aspect.

**BEDROOM FOUR:** 3.1m x 2.49m (10'2" x 8'2") Radiator; Upvc double glazed window to rear aspect.

**FAMILY BATHROOM/WC:** 2.39m x 2.06m (7'10" x 6'9") Comprising bath; pedestal wash hand basin; WC; extensively tiled walls; fitted mirror with light shaver socket over; ceiling extractor fan; radiator; UPvc double glazed window with patterned glass.

**OUTSIDE:** Situated on a private drive serving just three properties, the property enjoys a double width driveway with outside lighting leading to the DOUBLE GARAGE. There is a lawned area of front garden edged with laurel hedging with patio side pathway and gate giving access through to the rear garden. The rear garden is fully enclosed and comprises a good size patio sun terrace with outside lighting; cold water tap; a few steps lead to a lawned level garden edged with raised flower and shrub beds; timber garden shed.

**DOUBLE GARAGE:** 5.44m x 5.33m (17'10" x 17'6") Two up and over doors; power and light connected; housing electric consumer unit. Internal door to the property.



Total area: approx. 145.6 sq. metres (1567.2 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  
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4 Old Bystock Drive, EXMOUTH