



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Pennys Estate Agents Limited for themselves and for the vendor 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.

1) These particulars do not constitute any part of an offer or a contract.

65 Byron Way, Exmouth, EX8 5SE

GUIDE PRICE
£239,950
TENURE Freehold



A Two Double Bedroom Mid Terrace House With Driveway, Garage And Southerly Aspect Rear Garden, Offered For Sale With No Ongoing Chain And Located In A Favoured Area, Close To Bus Services And Amenities

Lounge * Kitchen/Dining Room * Two Double Bedroom * Bathroom/Wc
Upvc Double Glazed Windows * Gas Central Heating * Garage * Super First
Time Purchase * No Onward Chain

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THE ACCOMMODATION COMPRISES: Storm canopy, part glazed front door giving access to:

LOUNGE: 4.72m x 3.58m (15'6" x 11'9") Wood laminate flooring, radiator, uPVC double glazed window to front aspect, stairs rising to first floor landing with bespoke design fitted cupboard beneath, TV point, electric consumer unit, door to:

KITCHEN/DINING ROOM: 3.58m x 2.79m (11'9" x 9'2") Fitted with worktops with inset single drainer sink unit with tiled surrounds, cupboards and drawer units, appliance space, plumbing for automatic washing machine beneath worktops, wall mounted cupboards, upright shelved larder cupboard, gas boiler for hot water and central heating, radiator, uPVC double glazed window overlooking the rear garden, sliding double glazed patio doors opening onto the rear garden.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM 1: 3.58m x 2.77m (11'9" x 9'1") Radiator, uPVC double glazed window to rear aspect.

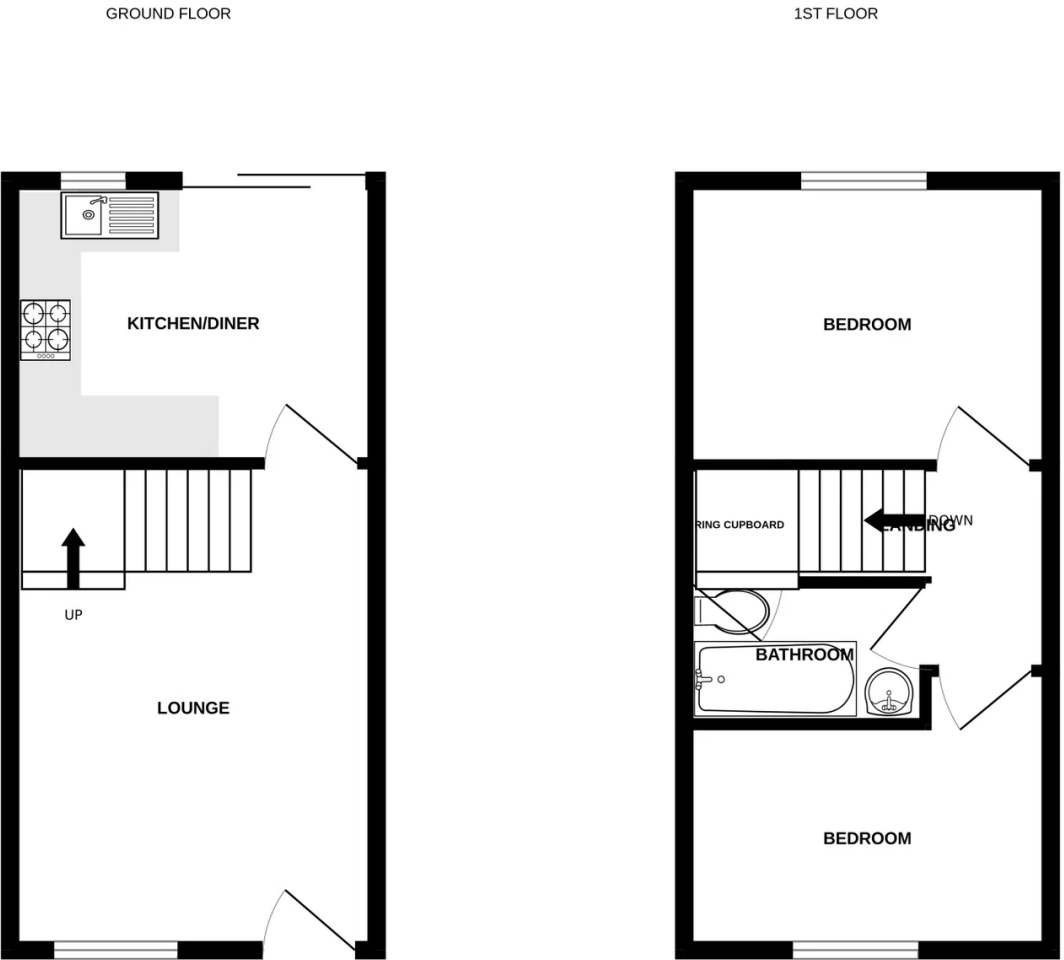
BEDROOM 2: 3.58m x 2.18m (11'9" x 7'2") Another good size bedroom, radiator, uPVC double glazed window to front aspect.

BATHROOM/WC: 2.46m x 1.37m (8'1" x 4'6") Comprising bath with Mira shower unit over, shower splash screen, pedestal wash hand basin, WC, tiling to splash prone areas, mirror fronted medicine cabinet, radiator, airing cupboard housing slatted shelving and water cylinder.

OUTSIDE: A superb feature and unique point to this property is the private driveway which leads to a GARAGE, with additional area of lawned garden to the side of the garage, which could be created for additional storage area if required. Directly outside the property is a decorative stone garden area with conifer hedging, patio steps leading to the rear of the property. There is a southerly aspect enclosed rear garden comprising of patio, sun terrace area with sun canopy over, ideal for outside entertaining, decorative stone garden area and octagonal SUMMER HOUSE. Outside cold water tap.

GARAGE: 5.31m x 2.69m (17'5" x 8'10") With up and over door.

FLOOR PLAN:



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.
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