



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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31 Parkside Drive, Exmouth, EX8 4LB

GUIDE PRICE

£485,000

TENURE Freehold



An Extremely Spacious And Well Maintained Four Bedroom Detached Bungalow With Wonderful Estuary And Coastline Views, Beautiful Gardens, Driveway And Garage.

Ideal Location Close to Bus Services And Shopping Parade * Reception Hall * Lounge And Dining Area * Kitchen * Four Good Size Bedrooms * Stylish Modern Shower Room/WC Cloakroom/WC * Gas Central Heating Via Modern Boiler * Upvc Double Glazed Windows For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES:

OPEN ENTRANCE PORCH: Courtesy light; Upvc front door with patterned window inset giving access to:

SPACIOUS RECEPTION HALL: Radiator; linen cupboard also housing modern Ideal gas boiler for hot water and central heating; storage cupboard with shelving housing gas and electric meters; Upvc double glazed window to front aspect with patterned glass; access to loft space.

CLOAKROOM/WC: 1.8m x 0.91m (5'11" x 3'0") Comprising of wash hand basin with tiled splashback; WC; dado rail with tongue and groove walling beneath; Upvc double glazed window with patterned glass.

LOUNGE/DINING AREA: LOUNGE: 4.93m x 3.4m (16'2" x 11'2") A bright spacious dual aspect room with large Upvc double glazed windows to front and side aspects allowing an abundance of light and enjoying a wonderful outlook to the estuary and coastline beyond; stone fireplace with matching hearth housing living flame coal gas fire with wood mantle over; radiator; television point; wall lighting; opening through to: DINING AREA: 2.87m x 2.41m (9'5" x 7'11") With wall lighting; Upvc double glazed window overlooking the rear garden and Upvc double glazed door giving access to the garden. Door to:

KITCHEN: 3.43m x 3.23m (11'3" x 10'7") maximum measurement (also accessed from the Reception Hall). Fitted with patterned work tops with tiled surrounds, cupboards and drawer units and plumbing for automatic washing machine beneath work tops; inset one and a half bowl single drainer sink unit with mixer tap; gas/electric cooker point; wall mounted cupboards; space for upright fridge freezer; matching dresser style unit comprising glass fronted display unit sat on a work surface with cupboards and drawer units beneath; Upvc double glazed window overlooking the rear garden.

BEDROOM ONE: 4.27m x 3.56m (14'0" x 11'8") A spacious main bedroom with radiator; Upvc double glazed window to front aspect enjoying lovely views to the estuary and coastline beyond.

BEDROOM TWO: 3.33m x 3.3m (10'11" x 10'10") Built in wardrobe with storage cupboard over; Upvc double glazed window overlooking the rear garden.

BEDROOM THREE: 3.33m x 2.57m (10'11" x 8'5") Built in wardrobe with storage cupboard over; radiator; double glazed window overlooking the rear garden.

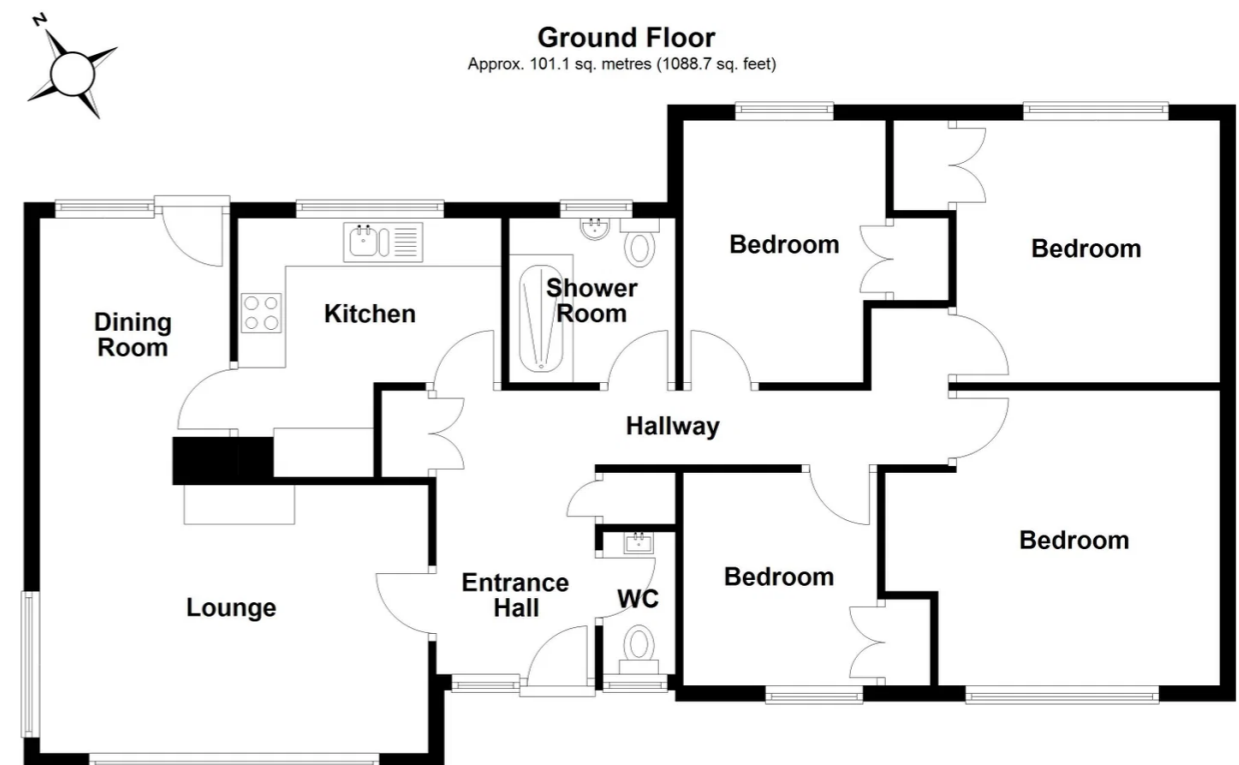
BEDROOM FOUR: 2.72m x 2.41m (8'11" x 7'11") Radiator; Upvc double glazed window to front aspect with views to the estuary and coastline beyond.

SHOWER ROOM/WC: 2.11m x 2.08m (6'11" x 6'10") A stylish modern suite comprising of ease of access shower tray with drying area; shower splash screen; Mira shower unit; vanity wash hand basin; WC with push button flush; attractive tiling to splash prone areas; chrome heated towel rail; ceiling spotlighting; ceiling extractor fan; Upvc double glazed window with patterned glass.

OUTSIDE: To the front of the property is an attractive lawned front garden edged with well stocked and colourful flower and shrub beds, pedestrian gate and pathway leads to the property with an attractive patio sun terrace adjoining the front of the property. There is a block paved driveway providing off road parking leading to the GARAGE with outside lighting. A wooden side gate gives access through to the rear garden. The rear garden is a lovely feature of the property, being a good size offering a high degree of privacy and seclusion and enjoying a sunny aspect. The garden comprises of an extensive area of lawned garden with well stocked and colourful flower and shrub beds providing an array of colour; good size seating area, ideal for outside entertaining. From the garden there are lovely views towards the estuary and coastline beyond. Outside cold water tap and outside lighting.

GARAGE: 5.77m x 3m (18'11" x 9'10") A good size garage with up and over door; power and light connected; double glazed window and door giving access through to the rear garden.

FLOOR PLAN:



Total area: approx. 101.1 sq. metres (1088.7 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
Plan produced using PlanUp.

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