



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	72 C
21-38	F		
1-20	G		

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42 Foxholes Hill, Exmouth, EX82DQ

GUIDE PRICE
£1,000,000
TENURE Freehold



A Rare Opportunity To Purchase A Four Double Bedroom Detached House With Magnificent Uninterrupted Coastal Views, Ample Parking And Double Garage

Scope For Modernisation/Refurbishment * Spacious Lounge * Separate Dining Room Kitchen * Ground Floor Cloakroom/Wc * Four First Floor Double Bedrooms * En-Suite Shower Room/Wc * Family Bathroom Suite * Lovely Landscaped Gardens With Direct Access Onto The Cliff Path * Viewing Strongly Recommended

42 Foxholes Hill, Exmouth, EX8 2DQ

Pennys are delighted to offer for sale this stunning cliff top residence boasting stunning uninterrupted views over Orcombe Point, sea and coastline. The property commands an impressive plot with lawned gardens surrounding the property, large driveway approach offering parking for numerous cars, motorhome/boats, and beautiful landscaped rear garden also gaining stunning sea views. The accommodation now requires a programme of modernisation and refurbishment. Offered for sale with no onward chain a viewing of this wonderfully positioned home is highly recommended.

THE ACCOMMODATION COMPRISES: Double doors to:

ENTRANCE PORCH: Inner door with patterned glass to:

RECEPTION HALL: A split level reception hall with stairs rising to first floor bedrooms and stairs leading down to living accommodation, radiator, internal door to double garage.

GROUND FLOOR CLOAKROOM/WC: WC, pedestal wash hand basin, part tiled walls, window with patterned glass.

GROUND FLOOR RECEPTION HALL: Telephone point, access to:

LOUNGE: 6.35m x 4.29m (20'10" x 14'1") Spacious room with stunning direct sea views offered via sliding double glazed patio doors and double glazed window. Stone fireplace with matching hearth and housing electric fire, TV point, two radiators, glazed double doors to:

DINING ROOM: 3.61m x 2.95m (11'10" x 9'8") also access via the kitchen. Sliding double glazed patio doors opening onto the rear garden, again uninterrupted views over Orcombe Point, radiator.

KITCHEN: 3.35m x 3m (11'0" x 9'10") Also accessed from the reception hall, with patterned worktops and tiled surrounds, cupboards, drawer units, dishwasher space, plumbing for automatic washing machine beneath worktops, inset one and a half bowl sink unit, wall mounted cupboards, inset four ring electric hob with extractor hood over and built-in oven below, wall recess housing gas boiler for hot water and central heating, double glazed window to side aspect, archway opening to:

REAR LOBBY: Access to pantry with light, stable style wooden door to outside, door to basement area.

FIRST FLOOR LANDING AREA: Large airing cupboard with lagged water cylinder and slatted shelving, access via loft ladder to roof space.

BEDROOM 1: 4.27m x 2.97m (14'0" x 9'9") Wonderful main bedroom, double glazed window to side aspect, sliding double glazed patio doors leading onto SUN BALCONY, gaining wonderful views over Orcombe Point, sea and coastline, two radiators, built-in double wardrobe with storage cupboards over, door to:

EN-SUITE SHOWER ROOM/WC: 2.24m x 1.45m (7'4" x 4'9") Fitted with an ease of access double width shower tray, shower splash screen, shower unit and splashback walls, pedestal wash hand basin, WC, fully tiled walls, double glazed window with patterned glass.

BEDROOM 2: 4.27m x 3.25m (14'0" x 10'8") Built-in double wardrobe with storage cupboards over, radiator, double glazed window, again enjoying wonderful uninterrupted sea views.

BEDROOM 3: 3.35m x 3m (11'0" x 9'10") Built-in wardrobe, radiator, double glazed window with stunning sea views.

BEDROOM 4: 3.1m x 2.29m (10'2" x 7'6") plus doorway recess. Radiator, double glazed window to front aspect.

FAMILY BATHROOM/WC: 3m x 1.6m (9'10" x 5'3") Comprising bath with shower attachment, shower curtain and rail, pedestal wash hand basin, WC, mirror fronted medicine cabinet, light shaver socket, fully tiled walls, radiator, double glazed window with patterned glass.

OUTSIDE: Located in a cul-de-sac in the enviable clifftop location of Foxholes Hill, the property is approached via long driveway providing parking for numerous cars, motorhome/boat, leading to an integral DOUBLE GARAGE with lawned garden, edged with mature shrubs which extends around to the side of the property well screened by mature hedging, with pathways to either side of the property, accessed through to the rear garden via wooden gates. The rear garden has been landscaped comprising of good size patio sun terrace, beautifully positioned to take full advantage of the wonderful sea views, providing ideal place for outside entertaining, steps and path leading down to a pedestrian gate with direct access to the cliff path. The rear garden comprises further lawned gardens with colourful mature flower and shrub beds.

INTEGRAL DOUBLE GARAGE:

FLOOR PLAN:



Total area: approx. 133.0 sq. metres (1431.6 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.

42 Foxholes Hill, EXMOUTH