



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	97
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
WWW.EPC4U.COM	

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6 Dagmar Road, Exmouth, EX8 2AN

GUIDE PRICE  
**£300,000**  
TENURE Freehold



**A Modern Semi Detached House Finished To A High Standard, Located In A Highly Regarded Area Within Easy Reach Of Both The Town Centre And Sea Front.**

Superb Permanent Or Holiday Home Retreat \* Open Plan Living Area And Well Appointed Kitchen With Built In Appliances \* Two Double Bedrooms Arranged Over The First And Second Floors \* Luxury First Floor Bathroom Suite \* Upvc Double Glazed Windows And Gas Central Heating \* Driveway Parking \* Attractive Enclosed Low Maintenance Rear Garden

## 6 Dagmar Road, Exmouth, EX8 2AN

Pennys are delighted to offer for sale this individual modern semi detached house located in a highly regarded road within close proximity to both the town centre and sea front making it ideal for those seeking a permanent family home or a holiday retreat. Finished to a high standard with the remainder of a 10 year architects certificate, the accommodation boasts open plan living space on the ground floor which includes a stylish kitchen with a range of built in appliances. There are two double bedrooms arranged over the first and second floors with a luxury bathroom suite. Outside there is off road parking and an enclosed easy to maintain rear garden. Viewing is strongly recommended.

### THE ACCOMMODATION COMPRISES:

**ENTRANCE CANOPY:** Contemporary style front door with patterned window inset giving access to:

**ENTRANCE HALL:** Wood effect flooring; electric consumer unit; recessed ceiling LED spotlighting; two wall mounted storage units; coat rack; door to:

**OPEN PLAN LIVING ROOM AND KITCHEN:** Wood effect flooring throughout with underfloor heating.

**LIVING AREA:** 3.18m x 2.92m (10'5" x 9'7") Television point; Upvc double glazed window to front aspect.

**KITCHEN:** 3.78m x 2.03m (12'5" x 6'8") The kitchen is finished to a high standard with quality worktops, inset sink unit with integrated drainer; integrated dishwasher and deep drawer units beneath worktops; four ring induction hob with built in oven below; ceiling extractor hood over; integrated fridge and freezer; wall mounted cupboards, one housing gas boiler for hot water and central heating; recessed led spotlighting and downlighter, door to UTILITIES CUPBOARD fitted with plumbing for automatic washing machine with shelving over and light; Upvc double glazed door gives access to the rear garden.

From the Entrance Hall, staircase with oak and glass balustrade rises to:

**FIRST FLOOR LANDING:** Radiator; smoke detector; Upvc double glazed window; staircase with oak and glass balustrade rising to second floor landing.

**BEDROOM TWO:** 3m x 2.92m (9'10" x 9'7") Fitted double wardrobe; radiator; Upvc double glazed window to front aspect.

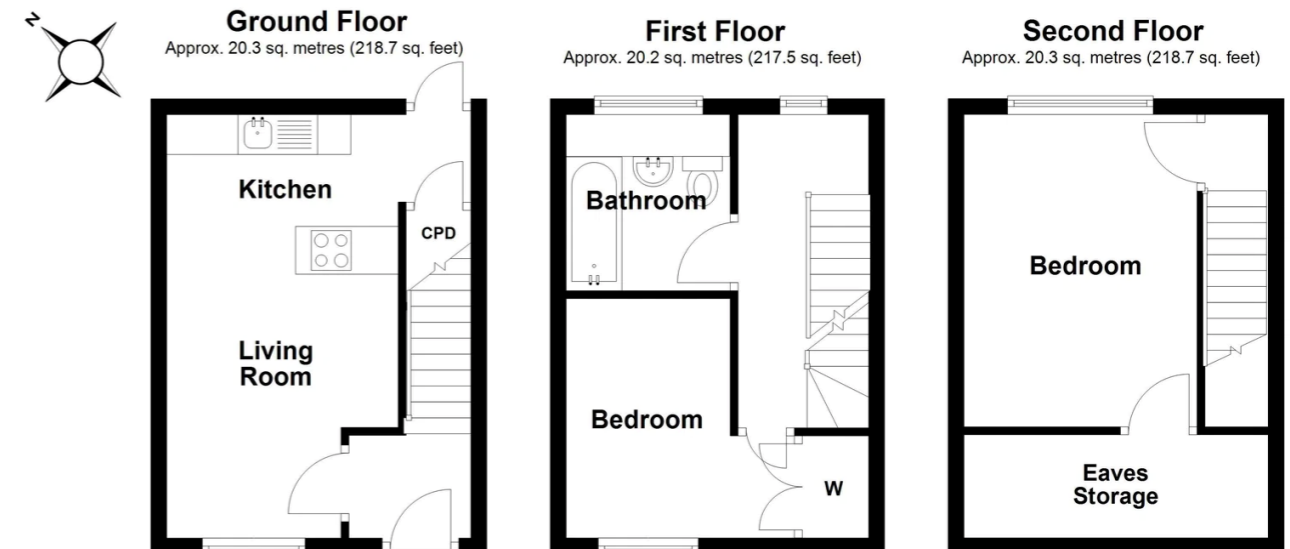
**BATHROOM/WC:** 2.21m x 2.06m (7'3" x 6'9") A luxury bathroom fitted with bath with shower attachment and shower splash screen; contemporary style wash hand basin with drawer units beneath; WC with concealed cistern and dual push button flush; shaver socket; chrome heated towel rail; fully tiled walls; tiled flooring; recessed ceiling LED spotlighting; ceiling extractor fan; Upvc double glazed window with patterned glass.

**SECOND FLOOR LANDING:** Recessed ceiling spotlighting; smoke detector. Door to:

**BEDROOM ONE:** 3.91m x 2.92m (12'10" x 9'7") Upvc double glazed window with open outlook across the town; radiator; access to eaves storage space.

**OUTSIDE:** To the front of the property there is a brick paved private drive and to the rear is an enclosed low maintenance garden with brick paved patio and artificial lawn.

### FLOOR PLAN:



Total area: approx. 60.8 sq. metres (654.8 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 epcolutions.co.uk  
Plan produced using PlanUp.

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