



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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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46 Pines Road, Exmouth, EX8 5NU

OFFERS OVER:

£300,000

TENURE Freehold



A Well Presented Three Bedroom Semi Detached House With Large Carport, Far Reaching Views And Low Maintenance Rear Garden.

22ft Lounge/Dining Room * Kitchen/Breakfast Room * Three First Floor Bedrooms * Large Carport And Separate Workshop * Far Reaching Views
Low Maintenance Rear Garden * Viewing Recommended

46 Pines Road, Exmouth, EX8 5NU

A well-presented three-bedroom home offering well-proportioned accommodation, attractive views to the front, a practical L-shaped kitchen/breakfast room, conservatory and useful full-length car port with workshop. The property also benefits from a low-maintenance rear garden and driveway parking, making this an appealing home for families, first-time buyers or those looking for versatile living and storage space.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY: Approached via a set of steps with handrail, the double-glazed front door opens into the welcoming entrance hallway. From here, there is access to the principal ground-floor accommodation, together with a useful understairs cupboard and downstairs WC.

CLOAKROOM/WC: Conveniently located off the entrance hallway, the downstairs cloakroom comprises a WC, wash hand basin and provides an essential facility for guests and family use.

SITTING/DINING ROOM: A bright and spacious reception room with a large double-glazed window providing an attractive outlook and allowing plenty of natural light into the room. The wooden flooring adds warmth, while a large opening and serving hatch provides an open connection through to the kitchen/breakfast room, creating a sociable space for both relaxing and entertaining.

KITCHEN/BREAKFAST ROOM: The L-shaped kitchen/breakfast room offers a generous amount of preparation and storage space, with a good range of working surfaces, further cupboards and drawers units, space for a range-style cooker with extractor hood over, inset sink with drainer and mixer tap, laminate flooring, plumbing for automatic washing machine. A sliding door leads through to the conservatory, providing a natural flow towards the rear garden.

CONSERVATORY: A fine addition to the property and enjoys direct access to the rear garden. This is a useful area for relaxing, dining or enjoying the garden throughout the year.

FIRST FLOOR LANDING: The first-floor landing provides access to all three bedrooms, the family bathroom and loft space. A double-glazed window allows natural light into the landing area.

BEDROOM ONE: The principal bedroom is positioned to the front of the property and benefits from the property's attractive outlook. The room features a double-glazed window, laminate flooring and radiator, creating a bright and comfortable principal bedroom.

BEDROOM TWO: A rear-facing bedroom overlooking the garden, with double-glazed window, laminate flooring and radiator. The room offers a good range of potential uses, whether as a second bedroom, guest room or home office.

BEDROOM THREE: A further rear-facing bedroom, again benefiting from a double-glazed window, laminate flooring and radiator. This versatile room would make an ideal child's bedroom, study or occasional guest room.

FAMILY BATHROOM/WC: The family bathroom is fitted with a three-piece white suite comprising a P-shaped bath with shower over, pedestal wash hand basin and WC. Further features include laminate flooring, heated towel rail and a front-facing frosted double-glazed window.

OUTSIDE: To the front, the property benefits from a driveway providing parking for approximately one to two vehicles. A small lawned garden sits behind a small brick wall, providing an attractive approach to the property. To the rear is a low-maintenance paved garden, enclosed by wooden panel fencing and complemented by small borders. There is an outside power socket and a door providing direct access into the workshop.

CARPORT/WORKSHOP: A particularly useful feature of the property is the full-length car port, which runs alongside the house and provides excellent covered parking and storage potential. Double doors lead into the workshop, while a garage-style door to the front provides convenient vehicle access.

FLOOR PLAN:

