

AWAITING EPC

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a 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.

29 Meadow View Road, Exmouth, EX8 4HB

GUIDE PRICE

£339,950

TENURE Freehold



A Significantly Extended Three/Four Bedroom Semi Detached House Located In A Favoured Area With Landscaped Rear Garden With Studio/Games Room, Driveway Parking And Garage

Reception Hall * Lounge * Modern Kitchen With Integrated Appliances * Dining Room Extension * Ground Floor Modern Shower Room/Wc * Three First Floor Double Bedrooms * Bathroom/Wc * Gas Central Heating * Double Glazed Windows * Super Family Home

29 Meadow View Road, Exmouth, EX8 4HB

THE ACCOMMODATION COMPRISES: uPVC front door with double glazed patterned window inset to:

ENTRANCE HALL: Laminate flooring, radiator, staircase rising to first floor landing, glazed double doors to:

LOUNGE: 4.67m x 3.43m (15'4" x 11'3") A bright room with uPVC double glazed oriel style window to front aspect, TV point, access to good size understairs storage cupboard, glazed panelled double doors to:

KITCHEN: 4.42m x 2.64m (14'6" x 8'8") Spacious, stylish room with patterned worktops and matching splashback surrounds with range of cupboards and drawer units beneath work surfaces, inset Franke one and a half bowl single drainer sink unit with mixer tap, five ring gas hob with glass splashback and stainless steel chimney style extractor hood over with light, wall mounted cupboards – one housing the gas boiler for hot water and central heating, built-in double oven with cupboards above and below, integrated fridge and freezer, upright shelved larder style cupboard, ceiling spotlighting, wood laminate flooring, opening through to:

DINING ROOM EXTENSION: 3.35m x 3.17m (11'0" x 10'5") Sliding double glazed patio doors opening onto the rear garden, radiator, wood laminate flooring, door to:

GROUND FLOOR SHOWER ROOM/WC: 3.15m x 0.91m (10'4" x 3'0") With oversized ease of access shower tray with shower splash screen door, shower unit, tiled cubicle, wash hand basin with splashback, WC with push button flush, chrome heated towel rail, uPVC double glazed window with patterned glass, recessed ceiling spotlighting, extractor fan, radiator.

FIRST FLOOR LANDING: Access via loft ladder to roof space partially boarded for storage, airing cupboard with water cylinder, slatted shelving.

BEDROOM 1: 4.52m x 3.53m (14'10" x 11'7") excluding wardrobe narrowing to 2.36m (7'9") Formally two rooms and could easily be altered to create a fourth bedroom if required. Comprises a spacious main bedroom with built-in floor to ceiling wardrobes with triple sliding doors and shelf, fixed open wardrobe with clothes rail and shelving, two radiators, two uPVC double glazed windows to front aspect.

BEDROOM 2: 3.17m x 2.62m (10'5" x 8'7") Radiator, uPVC double glazed window to rear aspect.

BEDROOM 3: 4.57m x 2.08m (15'0" x 6'10") A bright spacious bedroom with uPVC double glazed window to rear aspect, double glazed window to front elevation and uPVC double glazed Velux window to front aspect, access to eaves storage space, radiator.

BATHROOM/WC: 1.88m x 1.83m (6'2" x 6'0") Comprising bath with shower unit over, shower curtain and rail, pedestal wash hand basin, WC with push button flush, fully tiled walls, radiator, recessed ceiling spotlighting, uPVC double glazed window with patterned glass, mirror fronted medicine cabinet.

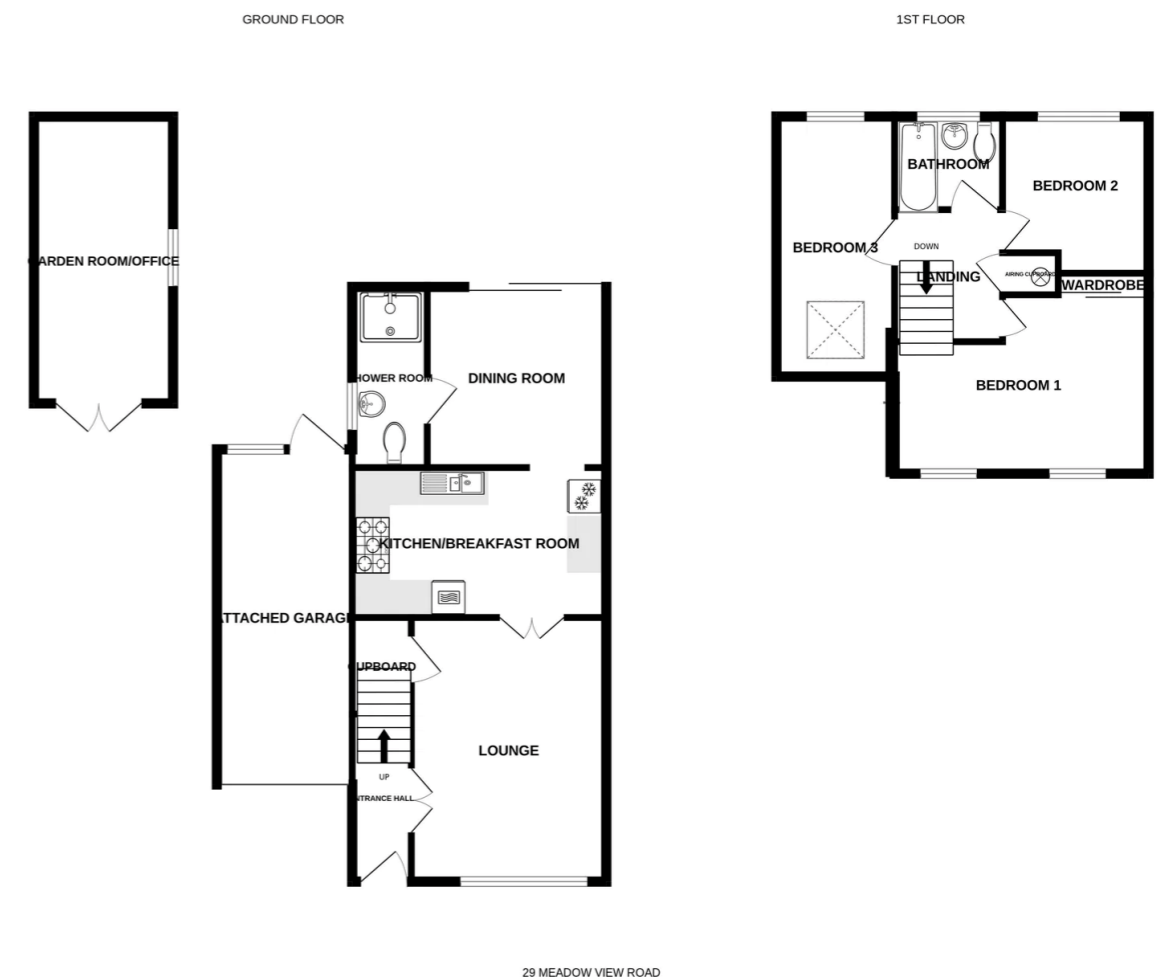
OUTSIDE: To the front of the property is a lawned area of garden with driveway providing off road parking leading to the GARAGE. To the rear is a fully enclosed garden, planned for ease of maintenance in mind, comprising of a patio sun terrace and a decked raised terraced area ideal for outside entertaining, with access to:

STUDIO/OFFICE/GAMES ROOM: 5.13m x 2.49m (16'10" x 8'2") A versatile room accessed via uPVC double glazed double doors from the rear garden with uPVC double glazed window, wood laminate flooring, power and light connected, TV point.

The rear garden has outside cold water tap and lighting.

GARAGE: 5.79m x 2.34m (19'0" x 7'8") Up and over door, power and light connected, uPVC double glazed window, door giving access to the rear garden, plumbing for automatic washing machine.

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.
Made with Metropix ©2026