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62 Hulham Road, Exmouth, EX8 3JZ

GUIDE PRICE  
£475,000  
TENURE Freehold



A Traditional 1930's Semi Detached House Enjoying A Popular And Convenient Location With Ample Driveway Parking And Attractive Rear Garden.

Modernised And Refurbished Accommodation \* Stunning Kitchen/Breakfast Room \* Charming Living Room \* Separate Lounge \* Three First Floor Bedrooms \* Modern Shower Room/WC \* Gas Central Heating And Double Glazed Windows \* Viewing Highly Recommended



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**THE ACCOMMODATION COMPRISES:** Upvc double glazed front door leading to:

**ENTRANCE PORCH:** Tiled flooring; solid wood inner door with feature stained glass window pane with stained glass windows to side.

**RECEPTION HALL:** Staircase rising to first floor with useful understairs storage cupboard housing electric meter and trip switch fuse box; radiator; feature wooden flooring; picture rail; INNER HALLWAY AREA giving access to REAR PORCH.

**LIVING ROOM:** 4.93m x 3.71m (16'2" into bay window x 12'2") A charming room with Upvc double glazed French doors set in to the bay window and giving access onto the rear garden with double glazed windows to either side; wood burner stove housed in wooden fire surround with granite hearth; picture rail; television point; radiator.

**KITCHEN/BREAKFAST ROOM:** 4.22m x 3.71m (13'10" x 12'2") A stunning room which has recently been refitted boasting a range of high quality units with large walk in bay window to front aspect comprising of floor standing and wall mounted cupboard and drawer units with Quartz working surfaces with matching splashbacks. Matching central Island unit extended to provide a breakfast bar area with downlighters over; Rangemaster cooker with Induction hob and extractor and extractor hood over; ceramic single drainer sink unit with mixer tap with water filter tap; integrated fridge and freezer; wood effect flooring; radiator; picture rail.

**DINING ROOM:** 3.07m x 2.77m (10'1" x 9'1") With Upvc double glazed French patio doors giving access to the rear garden with Upvc double glazed window also overlooking the rear garden; large built in utility/storage cupboard housing space and plumbing for automatic washing machine and tumble dryer; additional cupboard that houses plumbing for dishwasher with laminate worktop over; radiator.

**CLOAKROOM/WC:** Fitted with WC; radiator; tiled flooring; Upvc double glazed window with patterned glass.

**FIRST FLOOR LANDING:** With secondary glazed leaded light stained glass window to side aspect; access to loft space via loft ladder. This area could be converted to additional living accommodation subject to the necessary consents. Picture rail.

**BEDROOM ONE:** 4.95m x 3.71m (16'3" into bay window x 12'2") With walk in Upvc double glazed bay window to rear aspect; feature fireplace; useful built in wardrobe/storage cupboard; radiator; picture rail.

**BEDROOM TWO:** 4.22m x 3.71m (13'10" into bay x 12'2") Walk in Upvc double glazed bay window to front aspect; feature fireplace; useful built in wardrobe/storage cupboard; picture rail.

**BEDROOM THREE:** 3.1m x 2.39m (10'2" x 7'10") Upvc double glazed window to rear aspect; radiator; picture rail.

**SHOWER ROOM/WC:** A stylish modern suite comprising shower quadrant with splashback splash screen doors; splashback walls; shower unit; WC; wall mounted wash hand basin with storage drawer units beneath; heated towel rail.

**OUTSIDE:** The property enjoys an impressive entrance via extensive brick paved driveway which provides ample off road parking. The front garden is laid to artificial lawn and shrub and flower beds. Outside power points and outside water tap. To the rear there is an attractive enclosed rear garden with patio area ideal for outside dining and entertaining. Steps lead down to a decking area and further patio area. The remainder of the garden is laid to lawn with shrub beds, timber garden panelled fence, timber garden shed. Front pedestrian access to side of the property via timber gate.

**FLOOR PLAN:**

