



32 Berry Close, Exmouth, EX8 2PT

GUIDE PRICE:
£250,000
TENURE Freehold



A Refurbished Three Bedroom Semi Detached House With Large Gardens Offered For Sale With No Ongoing Chain

Newly Fitted Kitchen And Bathroom Suite * New Central Heating System
New Floor Coverings * Lounge/Dining Room * Three Bedrooms * Super Family Home * No Ongoing Chain

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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THE ACCOMMODATION COMPRISES: Double glazed front door to:

ENTRANCE PORCH: Inner door to:

LOUNGE: 4.27m x 3.35m (14'0" x 11'0") Brick fire surround and display areas, radiator, wooden flooring, double glazed window to front aspect, opening to:

DINING AREA: 2.72m x 2.41m (8'11" x 7'11") Radiator, double glazed window to rear aspect, understairs storage cupboard, opening to:

LOBBY: Stairs rising to first floor landing, door to:

KITCHEN/BREAKFAST ROOM: 6.22m x 2.11m (20'5" x 6'11") widening in breakfast area to 3.12m (10'3") **KITCHEN:** Newly fitted kitchen comprising patterned worktops with tiled surrounds, inset single drainer sink unit, inset four ring electric hob with oven below, splashbacks and extractor hood over, cupboards, drawer units, plumbing for automatic washing machine beneath worktops, wall mounted cupboards, double glazed windows and door to outside. **BREAKFAST ROOM:** Radiator, understairs cupboard, door to rear garden.

FIRST FLOOR LANDING: Arched double glazed window on half landing and cupboard housing new gas boiler for hot water and central heating.

BEDROOM 1: 3.61m x 3.58m (11'10" x 11'9") Double glazed window to front, radiator.

BEDROOM 2: 3.38m x 2.92m (11'1" x 9'7") Double glazed window to front, radiator.

BEDROOM 3: 2.72m x 2.39m (8'11" x 7'10") Double glazed window to rear, radiator.

BATHROOM/WC: 2.24m x 1.75m (7'4" x 5'9") Newly fitted suite comprising bath with shower attachment and shower screen, pedestal wash hand basin, WC, fully tiled walls, chrome towel rail, extractor fan, double glazed window.

OUTSIDE: Lawned front garden, side gate and pathway to generously sized rear garden with outside tap, good size rear garden laid to lawn with concrete patio area and outside tap.

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.
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