



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 71 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | | |

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38 Anson Road, Exmouth, EX8 4NY

GUIDE PRICE

£475,000

TENURE Freehold



A Stunning Detached Bungalow Standing In Wonderful Generously Sized Gardens With Ample Driveway Parking, Garage, Estuary And Coastline Views, Positioned Ideally Close To A Range Of Amenities.

Beautifully Presented, Much Improved And Extended Accommodation * Superb Open-Plan Modern Kitchen/Dining Room * Spacious Dual Aspect Lounge With Estuary Views * Double Glazed Conservatory * Three Bedrooms * Stunning Modern Bathroom Suite * Gas Central Heating * Double Glazed Windows * Viewing Strongly Recommended
No Onward Chain

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

ENTRANCE PORCH: Coat rack and shelf, sliding door to:

CLOAKROOM/WC: 1.8m x 0.94m (5'11" x 3'1") Fitted with wash hand basin, WC with push button flush, light shaver socket, uPVC double glazed window with patterned glass.

From the entrance porch inner door to:

RECEPTION HALL: Radiator, access via loft ladder to roof space, cupboard housing modern Worcester boiler for hot water and central heating, shelving, opening to:

UTILITY AREA: Solid wood work surface with cupboard having plumbing for automatic washing machine, electric consumer unit, uPVC double glazed window with frosted glass, electric wall heater.

LOUNGE: 6.45m x 3.38m (21'2" x 11'1") narrowing to 2.24m (7'4") A bright and spacious dual aspect room with three sets of uPVC double glazed windows to front and side aspects, enjoying a lovely outlook across the town to the estuary and coastline in the distance, two radiators, TV point.

KITCHEN/DINING ROOM: 6.5m x 2.84m (21'4" x 9'4") A stunning modern open-plan room; the kitchen is stylishly fitted with a range of quartz worktops with matching splashbacks, inset one and a half bowl sink unit with drainer, cupboards, drawer units, integrated dishwasher, fridge, further appliance space beneath work surfaces, induction hob with extractor fan over, built-in double oven with cupboard and drawer units above and below, adjoining pull-out larder style cupboard, TV point, recessed ceiling led spotlighting and downlighters, wall mounted cupboards with concealed lighting beneath, uPVC double glazed window overlooking the rear garden. The dining area has uPVC double glazed double doors opening to the rear garden, stylish upright radiator, sliding double glazed patio doors opening onto the conservatory.

CONSERVATORY: 2.72m x 2.44m (8'11" x 8'0") uPVC double glazed windows and roof, double doors opening onto the rear garden. The ceiling has reflective glass.

BEDROOM 1: 3.2m x 2.97m (10'6" x 9'9") maximum. Built-in range of wardrobes with sliding doors, clothes rail and shelving. Radiator, uPVC double glazed window to side aspect.

BEDROOM 2: 3.28m x 3.02m (10'9" x 9'11") Radiator, double glazed window overlooking the gardens, fitted shelving in wall recess.

BEDROOM 3: 2.31m x 2.13m (7'7" x 7'0") Radiator, double glazed window overlooking the gardens.

BATH/SHOWER ROOM/WC: 2.97m x 2.06m (9'9" x 6'9") A stunning modern suite comprising of free standing bath with central mixer tap, ease of access shower cubicle with shower splash screen and Mira shower unit with detachable shower head hose and rainfall shower head hose, wash hand basin with mixer tap, fitted mirror, WC with dual push button flush, attractive tiling to splash prone areas, recessed led spotlighting, ceiling extractor fan, chrome heated towel rail, uPVC double glazed window with frosted glass.

OUTSIDE: Enjoying a wonderful situation and a generous plot, the bungalow is approached via a long driveway leading to the garage, providing parking for numerous cars with decorative stone front garden with palm tree, feature pebble garden and sun canopies. A wooden side gate gives access through to the enclosed rear gardens, which are a wonderful feature of the property, beautifully tended with a high degree of privacy and seclusion, enjoying extensive lawned areas of gardens interspersed with flower and shrub beds which provide an abundance of colour especially in the spring and summer months. SUMMER HOUSE and TIMBER GARDEN STORE with decorative veranda outside, both positioned to take fully advantage of the views across the town to the estuary and coastline in the distance. Two further timber garden sheds and lean-to potting shed. Cold water tap.

GARAGE: Up and over door.

FLOOR PLAN:



Total area: approx. 86.6 sq. metres (932.4 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
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38 Anson Road, EXMOUTH