



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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66 Vansittart Drive, Exmouth, EX8 5PD

GUIDE PRICE

£249,950

TENURE Freehold



**A Well Presented Two Double Bedroom Mid Terrace House Enjoying A Convenient Location With Attractive Gardens, Garage And Distant Views Towards The Coastline**

Gas Central Heating Via Modern Boiler \* Double Glazed Windows \* Entrance Porch \* Lounge/Dining Room \* Well Equipped Modern Kitchen \* Conservatory Two Double Bedrooms \* Modern Shower Room/Wc \* Viewing Recommended  
No Onward Chain

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**THE ACCOMMODATION COMPRISES:** uPVC front door to:

**ENTRANCE PORCH:** Inner door to:

**LOUNGE/DINING ROOM:** 5.64m x 3.78m (18'6" x 12'5") A good size room, TV point, two radiators, stairs rising to first floor landing with useful understairs recess and storage cupboard.

**KITCHEN:** 3.76m x 2.59m (12'3" x 8'6") A modern and well equipped kitchen fitted with a range of wood-effect worktops with tiled surrounds, cupboards, drawer units, dishwasher and integrated washing machine beneath worktops, single drainer sink unit with mixer tap, induction hob with stainless steel extractor hood over, wall mounted cupboards, double oven, integrated fridge and freezer, double glazed window and door giving access to:

**CONSERVATORY:** 2.74m x 2.44m (9'0" x 8'0") A fine addition to the accommodation with wood flooring, double glazed windows and double glazed double doors opening onto the rear garden.

**FIRST FLOOR LANDING:** Access to roof space via loft ladder, fitted linen cupboard.

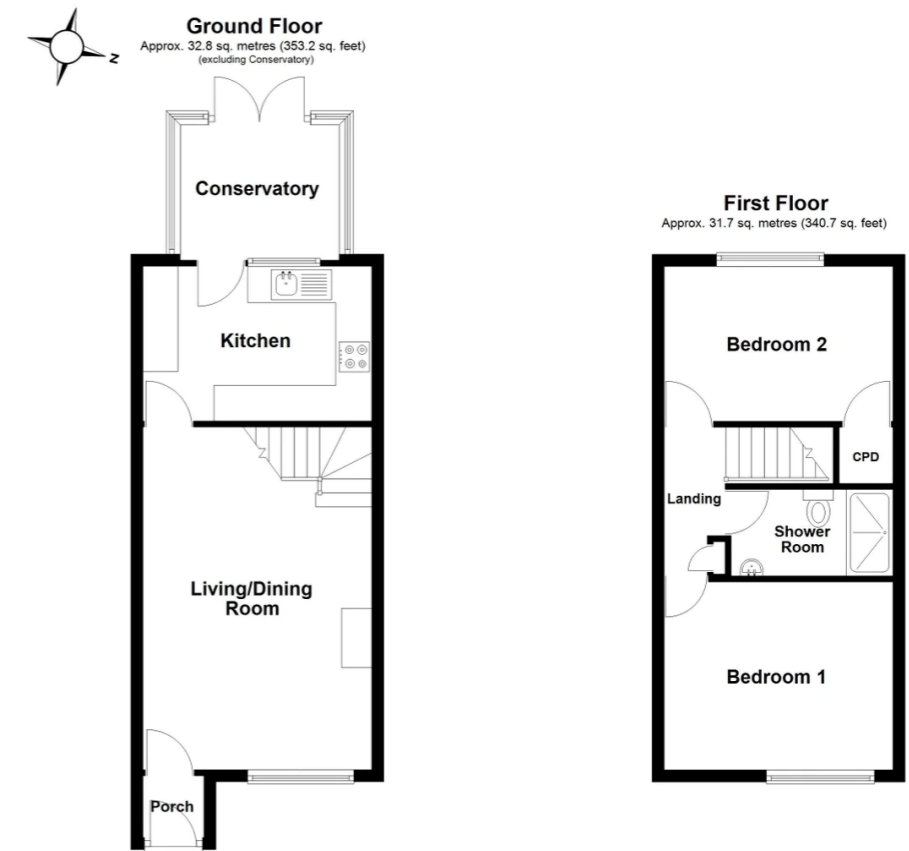
**BEDROOM 1:** 3.78m x 3.1m (12'5" x 10'2") Double glazed window to front aspect, radiator.

**BEDROOM 2:** 3.78m x 2.57m (12'5" x 8'5") Double glazed window to rear aspect, gaining lovely views across down to the estuary and coastline in the distance, cupboard housing Vaillant gas boiler for hot water and central heating, radiator.

**SHOWER ROOM/WC:** 2.62m x 1.42m (8'7" x 4'8") Fitted with a good size shower tray with shower splash screens, vanity wash hand basin, WC with push button flush, chrome heated towel rail, ceiling extractor fan, fully tiled walls.

**OUTSIDE:** To the front of the property is an attractive decorative stone garden with mature shrubs and patio pathway giving access to the property. To the rear is a landscaped garden planned with ease of maintenance in mind with composite decking ideal for entertaining, path and rear pedestrian gate giving access giving rear access. The property also benefits from a GARAGE in a block close by.

## FLOOR PLAN:



Total area: approx. 64.5 sq. metres (694.0 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 epsolutions.co.uk  
Plan produced using PlanUp.

66 Vansittart Drive, EXMOUTH