



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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42 Anson Road, Exmouth, EX8 4NY

GUIDE PRICE

£425,000

TENURE Freehold



**A Most Impressive And Extended Detached Bungalow Enjoying A Favoured And Convenient Location With Landscaped Front And Rear Gardens With Views Across The Town To The Estuary And Coastline, Long Block Paved Driveway And Garage**

Extended Dual Aspect Lounge/Dining Room \* Stylish Modern Kitchen \* Three Bedrooms (One Bedroom With Modern En-Suite Shower Room/Wc) \* Main Stylish Shower Room/Wc \* Double Glazed Conservatory Extension \* Gas Central Heating \* Upvc Double Glazed Windows \* Well Designed And Landscaped Front And Rear Gardens \* Outside Office/Hobbies Room \* Viewing Recommended

## 42 Anson Way, Exmouth, EX8 4NY

**THE ACCOMMODATION COMPRISES:** Open entrance porch with courtesy light, tiled floor, composite front door with patterned window inset giving access to:

**RECEPTION HALL:** Radiator, wood-effect flooring, access to roof space, thermostat control for central heating, linen cupboard with slatted shelving and housing the gas boiler for hot water and central heating.

**LOUNGE/DINING ROOM:** 6.4m x 4.22m (21'0" x 13'10") narrowing to 3.3m (10'10") A bright spacious and extended open-plan living space with three uPVC double glazed windows (two with wooden window shutters) allowing an abundance of light into the room, log burner stove housed in tiled recess with wood mantel over, TV point, radiators, recessed ceiling spotlighting.

**KITCHEN:** 2.92m x 2.57m (9'7" x 8'5") A stylish modern room fitted with a range of patterned worktops with matching splashbacks with inset single drainer one and a quarter bowl sink unit with integrated drainer with mixer tap over, cupboards with deep drawer units beneath worktops, integrated washing machine and dishwasher beneath work surfaces, inset ceramic electric hob with coloured glass splashback with stainless steel chimney style extractor hood over with light, built-in oven below, wall mounted cupboards with concealed lighting beneath, space for upright fridge/freezer, wood-effect flooring, uPVC double glazed window to side aspect and uPVC double glazed door giving access to outside.

**BEDROOM 1:** 5.16m x 3.3m (16'11" x 10'10") A superb main bedroom with range of floor to ceiling built-in wardrobes, all with sliding doors, clothes rail and shelving (one door mirror fronted), radiator, TV point, telephone point, uPVC double glazed sliding patio doors to:

**CONSERVATORY:** 2.92m x 2.24m (9'7" x 7'4") A lovely addition to the accommodation with electric wall heater, wall lighting, two sets of power sockets, uPVC double glazed window under a glass roof overlooking the rear garden, uPVC double glazed door giving access to the rear garden, wood-effect flooring.

**BEDROOM 2:** 5.11m including doorway recess x 3.02m (16'9" x 9'11") with floor to ceiling built-in wardrobes with triple sliding doors (one mirror fronted) with clothes rail and shelving, radiator, uPVC double glazed window overlooking the rear garden.

**EN-SUITE SHOWER ROOM/WC:** 1.73m x 1.7m (5'8" x 5'7") A modern suite comprising of good size ease of access shower tray with shower splash screens, Mira shower unit, attractive tiling, vanity wash hand basin with matching tiled splashback, shaver socket, WC with push button flush, recessed ceiling spotlighting, ceiling extractor fan, chrome heated towel rail, uPVC double glazed window with patterned glass.

**BEDROOM 3:** 2.21m x 2.16m (7'3" x 7'1") A versatile room with radiator, uPVC double glazed window to side aspect.

**MAIN SHOWER ROOM/WC:** 1.93m x 1.68m (6'4" x 5'6") A modern stylish suite with large ease of access shower cubicle with shower splash screen, fixed rainfall shower head hose and detachable shower head hose, attractive tiled cubicle, contemporary style wash hand basin with deep drawer unit beneath, WC with push button flush, matching tiling to splash prone areas, colour coordinated flooring, recessed ceiling spotlighting, heated towel rail, uPVC double glazed window with patterned glass and fitted wooden window shutters.

**OUTSIDE:** The property enjoys a super position in a highly favoured and convenient location and is approached via a long level block paved driveway providing ample off road parking and leading through to the GARAGE, with outside lighting. The front garden is attractively planned and designed for ease of maintenance in mind comprising of decorative stone garden interspersed with a range of colourful shrub beds and raised decorative stone shrub bed. A wooden side gate and decorative side pathway gives access through to the rear garden. The rear garden again been attractively planned and designed with ease of maintenance in mind with designated seating areas in lovely newly laid patio sun terrace and raised composite decking, ideally positioned to take full advantage of the views across the town to the estuary and coastline in the distance and providing a wonderful place to relax. Accessed from the garden is an insulated **GARDEN ROOM/CABIN:** 2.72m x 2.03m (8'11" x 6'8") A wonderful addition room providing a separate office/hobbies room space. From the bungalow, with aluminium double glazed door with matching picture windows, wood-effect flooring, recessed ceiling spotlighting, electric heater, electric consumer unit. Block paved pathway with outside cold water tap and gate giving access around to the front of the bungalow.

**GARAGE:** 4.88m x 2.41m (16'0 x 7' 11) Double metal doors, power and light connected.

### 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 errors, omissions or mis-statements. 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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