



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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14 Oldfields, Exmouth, EX8 2EG

GUIDE PRICE

£675,000

TENURE Freehold



A Deceptively Spacious Detached Chalet Style Bungalow Located In One Of Exmouth's Most Desirable Locations Offering Ease Of Access To The Town Centre And Seafront

Commanding An Impressive Corner Position With Attractive Gardens With Ample Parking And Garage * Entrance Porch And Reception Hall * Bay Window Living Room * Separate Sitting/Dining Room * Conservatory * Modern Kitchen/Breakfast Room * Ground Floor Double Bedroom * Ground Floor Shower Room/Wc * Spacious First Floor Galleried Landing Area * Two Further Double Bedrooms * First Floor Bath/Shower Room * Separate Cloakroom/Wc * Gas Central Heating Via Modern Boiler * Double Glazed Windows
Viewing Recommended

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Pennys are delighted to offer for sale this deceptively spacious detached residence located in one of Exmouth's most desirable locations. The property offers bright, spacious and versatile accommodation with attractive well planned gardens, ample parking and garage. Viewing of this delightful property is highly recommended.

THE ACCOMMODATION COMPRISES: uPVC front door giving access to:

ENTRANCE PORCH: With inner double glazed door with patterned glass and matching picture window side screen, giving access to:

SPACIOUS RECEPTION HALL: Telephone point, two radiators, coats cupboard, staircase rising to first floor landing with useful understairs storage cupboard beneath.

LOUNGE: 5.23m x 4.62m (17'2" x 15'2") with measurement into door recesses and uPVC double glazed bay window, which overlooks the front aspect. A bright dual aspect room with further uPVC double glazed window to side aspect, tiled fireplace and hearth housing living flame-effect coal gas fire, TV point, radiator.

DINING/SITTING ROOM: 7.11m x 2.72m (23'4" x 8'11") Spacious addition to the accommodation with uPVC double glazed windows to front and side aspects, sliding double glazed patio doors to conservatory, two radiators.

CONSERVATORY: 2.92m x 3.48m (9'7" x 11'5") Wood laminate flooring, wall lighting, uPVC double glazed windows and sliding double glazed door opening onto the rear garden.

KITCHEN/BREAKFAST ROOM: 3.96m x 3.3m (13'0" x 10'10") A modern kitchen fitted with patterned work surfaces with tiled surrounds, breakfast bar area, range of cupboards, drawer units, integrated fridge, integrated dishwasher beneath worktops, matching upright larder style cupboard plus **WALK-IN SHELVED LARDER CUPBOARD** 1.52m x 1.04m (5'0" x 3'5") with uPVC double glazed window and fitted shelving, one and a quarter bowl single drainer sink unit with swan neck mixer tap, inset ceramic electric hob with glass splashback and stainless steel chimney style extractor hood over with light, range of wall mounted cupboards with concealed lighting beneath, built-in double oven, integrated freezer, door to rear porch with access to:

UTILITIES CUPBOARD: 1.5m x 1.04m (4'11" x 3'5") Plumbing for automatic washing machine underneath work surface, Ideal modern gas boiler for hot water and central heating, electric consumer unit, light connected, double glazed door with patterned glass to rear garden.

GROUND FLOOR BEDROOM: 4.27m x 3.71m (14'0" x 12'2") A spacious dual aspect double bedroom with uPVC double glazed windows to front and side aspects, radiator, built-in double wardrobe.

GROUND FLOOR SHOWER ROOM/WC: 2.11m x 1.17m (6'11" x 3'10") Fitted with tiled shower cubicle, wash hand basin, WC, part tiled walls, radiator, mirror fronted medicine cabinet with light over, uPVC double glazed window with patterned glass.

FIRST FLOOR GALLERIED STYLE LANDING: Spacious gallery style landing providing ample space for study area if required with uPVC double glazed window to front aspect, radiator, linen cupboard with slatted shelving and radiator, access to loft space.

BEDROOM 2: 6.05m x 3.63m (19'10" x 11'11") Extremely spacious bedroom with uPVC dual aspect double glazed windows to front and side aspects, built-in range of cupboards and storage areas in eaves space, one with fitted light, radiator.

BEDROOM 3: 2.92m x 2.34m (9'7" x 7'8") extending into wall recess to 3.2m (10'6") With built-in cupboards in eaves space, radiator, double glazed window.

FIRST FLOOR BATHROOM/SHOWER ROOM/WC: 2.31m x 2.29m (7'7" x 7'6") Fitted with bath with shower attachment, pedestal wash hand basin, shower cubicle with seat and Mira shower unit, shower splash screen and door, chrome heated towel rail, further heated towel rail, mirror fronted medicine cabinet with light over, shaver socket, uPVC double glazed window with patterned glass.

SEPARATE CLOAKROOM/WC: Fitted with WC with push button flush, uPVC double glazed window with patterned glass.

OUTSIDE: Located in desirable cul-de-sac location the property is approached via large tarmac driveway providing parking for numerous vehicles and leading to a GARAGE. There is a lawned area of front garden with patio areas and well stocked shrub beds, outside courtesy light. A gate gives access to a landscaped private side garden comprising of patio sun terrace area, ideal for outside entertaining with timber GARDEN SHED, lawned area of garden with well stocked flower and shrub beds providing an abundance of colour, outside cold water tap and sun canopy over part of the patio area. Further gate gives access through to the rear garden which comprises of further patio and sun terrace areas, raised flower beds and borders, well stocked flower and shrub beds together with raised beds, providing another secluded outside entertaining area. Outside power socket. A gate gives access back out to the front of the property.

GARAGE: 17' x 7' 5.36m x 2.13m (17'7" x 7'0") Up and over door, power and light connected.

FLOOR PLAN:



Total area: approx. 155.0 sq. metres (1668.1 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 eposolutions.co.uk
Plan produced using PlanIt!

14 Oldfields, EXMOUTH