



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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23 Moorfield Close, Exmouth, EX8 3QS

GUIDE PRICE
£335,000
TENURE Freehold



A Well Presented And Much Improved End Of Terrace Three Bedroom Family Home Enjoying A Convenient Location Close To Schools And Amenities With Driveway Parking And Attractive Front And Split-Level Rear Garden

Entrance Hall And Reception Hall * Lounge * Separate Sitting Or Dining Room * Modern Open Kitchen/Breakfast Room * Ground Floor Wc * Three First Floor Bedrooms * Family Bathroom * Gas Central Heating And Double Glazing * Off Road Driveway Parking * Ideal Family Home

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ENTRANCE HALLWAY: Cupboard housing electric fuse box; radiator; ceiling light; HIVE thermostat control for central heating; laminate wood flooring; stairs rising to first floor landing with useful understairs storage cupboard beneath.

LOUNGE: 3.86m x 3.68m (12'8" x 12'1") A lovely bright and sunny room with Upvc double glazed window to front aspect; radiator beneath; feature wood burner stove and slate hearth; TV point; power points; decorative inset alcove space; central ceiling light.

DINING ROOM/SECOND SITTING ROOM: 3.53m x 3.35m (11'7" x 11'0") Measurement in to the alcove; Upvc double glazed French doors opening overlooking the rear garden; fireplace with mantle over and space for electric feature fire and tiled hearth; TV point; power points; radiator; central ceiling light; wall lights.

KITCHEN: 2.59m x 2.29m (8'6" x 7'6") A modern fitted kitchen comprising a range of base cupboard and to ceiling wall units; laminate wood effect worktops and matching upstands; eye level electric double oven; 4 ring gas hob; decorative splashback and chimney style extractor hood over; inset stainless steel one and a half bowl single drainer sink unit with mixer tap over; integrated slimline dishwasher; appliance space and plumbing for washing machine; integrated upright fridge/freezer; ceiling strip lights, Upvc double glazed window overlooking the rear garden; Karndean wood effect flooring.

From the kitchen there is an archway opening to:

BREAKFAST ROOM: 3.28m x 2.87m (10'9" x 9'5") A great use of space with central breakfast bar island with solid wood worktop and storage cupboards beneath; two Upvc double glazed windows to front and side aspects and Upvc patterned glass inset door leading out on to the front of the property. Utilities appliance space or further storage space; ceiling spotlights; wall lights; radiator; power points; continuation of Karndean flooring; single glazed door opening to:

UTILITY ROOM: 1.42m x 0.81m (4'8" x 2'8") With fitted storage cupboards; vinyl flooring; access to additional roof space; obscure Upvc double glazed door to the REAR GARDEN. A further internal door leads to:

W/C 1.42m x 0.97m (4'8" x 3'2") With close coupled WC and push button flush; wall mounted Vaillant boiler; obscure glazed Upvc high level window.

FIRST FLOOR LANDING: Stairs rising to the first floor via wooden balustrade; Upvc double glazed window to side aspect; airing cupboard housing immersion tank; access to loft via pull down ladder which is majority boarded with power; smoke detector; ceiling light; doors to:

BEDROOM ONE: 3.45m x 3.68m (11'4" x 12'1") Overall maximum measurement; storage cupboard with hanging rail and shelving; Upvc double glazed window to front aspect; radiator; power points; ceiling light.

BEDROOM TWO: 3.56m x 3.38m (11'8" x 11'1") Maximum measurement in to alcove; storage cupboard with hanging rail and shelving; Upvc double glazed window overlooking the rear garden; radiator; ceiling lights; power points.

BEDROOM THREE: 2.79m x 2.29m (9'2" x 7'6") With Upvc double glazed window to front aspect; half cupboard over the stair's; radiator; ceiling light; power points.

BATHROOM/WC 2.26m x 1.65m (7'5" x 5'5") A modern fitted suite with bath and shower over with detachable hose; shower screen; mixer taps; obscure glazed window to rear aspect; fully tiled walls; pedestal wash hand basin with mixer taps over; close coupled WC with push button flush; ceiling light; vinyl flooring; chrome heated towel rail.

OUTSIDE: To the front of the property is driveway parking for 2 cars, and a delightful enclosed front garden area with decked sun patio, and mature flower beds and borders. A wooden side gate and pathway gives access down to the side of the property to the REAR GARDEN, which comprises a generous raised decking area ideal for outside entertaining and the afternoon sun. Steps lead down to a lower level of lawned garden separated by a decorative pergola and is fully enclosed with timber fence borders. There is a patio area which could be used for another entertaining space or hot tub with outside electric. Outside water tap.

FLOOR PLAN:

