



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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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5 Duchy Court, Exmouth, EX8 4SX

GUIDE PRICE  
**£290,000**  
TENURE Freehold



**A Beautifully Presented Modern Home Forming Part Of A Small Modern Development Located Close To Bus Routes, Schools And Supermarket**

Bright And Spacious Accommodation \* Reception Hall \* Ground Floor Cloakroom/Wc \* Good Size Lounge/Dining Room \* Stylish Kitchen \* Three Good Size First Floor Bedrooms \* En-Suite Shower Room/Wc \* Family Bathroom Suite \* Double Glazed Windows \* Gas Central Heating  
**Super Family Home**



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**THE ACCOMMODATION COMPRISES:** Entrance canopy with composite front door with picture window side screen and patterned glass, giving access to:

**RECEPTION HALL:** A fine entrance to the property with wood-effect flooring, radiator, electric consumer unit, stairs rising to first floor landing, good sized understairs storage cupboard beneath, radiator, telephone point.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with pedestal wash hand basin with tiled splashback, WC with push button flush, radiator, recessed ceiling spotlighting, ceiling extractor fan.

**KITCHEN:** 3.05m x 2.74m (10'0" x 9'0") Stylishly fitted with a range of patterned work surfaces with tiled surrounds, inset one and a half bowl single drainer sink unit with mixer tap, range of cupboards, drawer units, plumbing for automatic washing machine beneath worktops, integrated dishwasher, inset four ring induction hob with built-in oven below and stainless steel chimney style extractor hood over with light, wall mounted cupboards, one housing gas boiler for hot water and central heating, space for upright fridge/freezer, recessed ceiling spotlighting, double glazed window to front aspect with wooden window shutters, wood-effect flooring.

**LOUNGE/DINING ROOM:** 4.75m x 4.57m (15'7" x 15'0") A spacious room with wood-effect flooring, two radiator, TV point, telephone point, double glazed window to rear aspect, double glazed double doors opening onto the rear garden.

**FIRST FLOOR SPACIOUS LANDING:** Access via loft ladder to roof space.

**BEDROOM 1:** 3.76m x 3.4m (12'4" x 11'2") maximum measurement into wall recess. An excellent main bedroom with TV point, radiator, double glazed window to front aspect with wooden window shutters.

**EN-SUITE SHOWER ROOM/WC:** 1.93m x 1.78m (6'4" x 5'10") with measurement into shower recess. Fitted with shower tiled cubicle with shower splash screen door, pedestal wash hand basin with matching splashback, WC with push button flush, mirror fronted medicine cabinet, chrome heated towel rail, linen cupboard, double glazed window with patterned glass.

**BEDROOM 2:** 3.43m x 2.67m (11'3" x 8'9") A lovely size second bedroom with double glazed window to rear aspect, radiator.

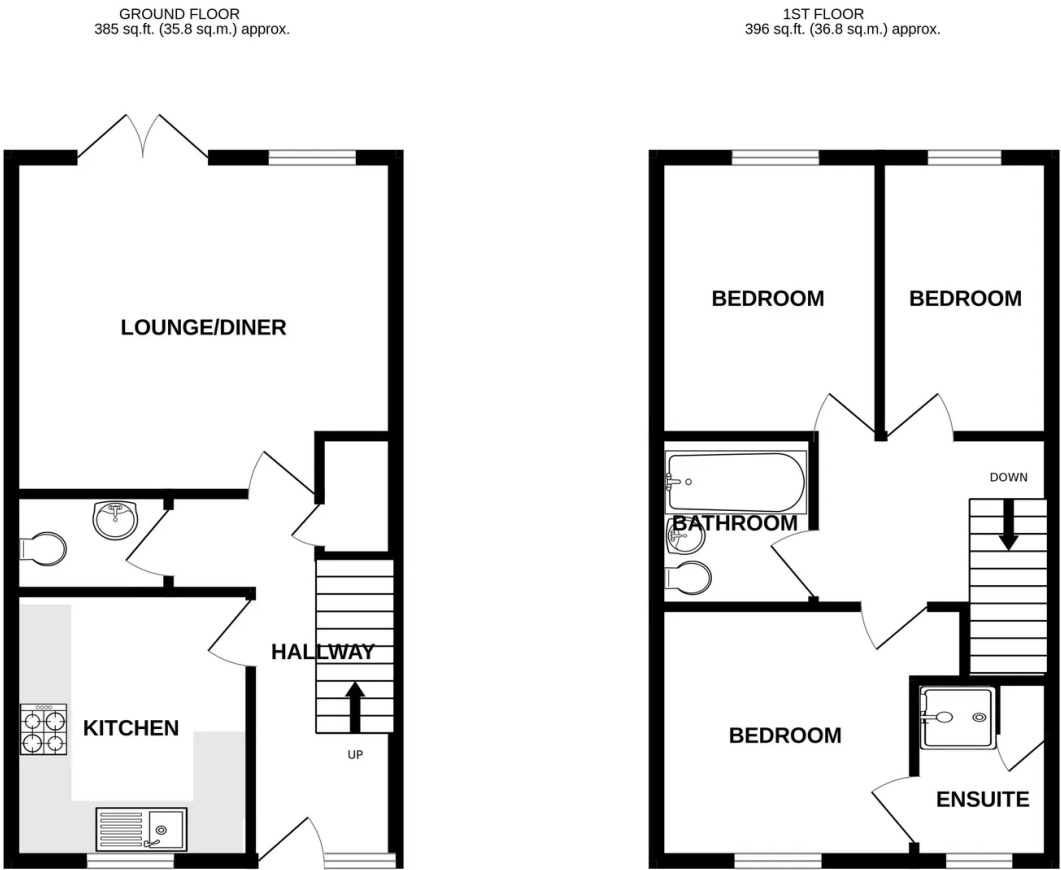
**BEDROOM 3:** 3.35m x 1.96m (11'0" x 6'5") Another good size bedroom with radiator, double glazed window to rear aspect, wood-effect flooring.

**BATHROOM/WC:** 1.93m x 1.68m (6'4" x 5'6") Comprising of bath with shower over, shower splash screen, pedestal wash hand basin with mirror fronted medicine cabinet over, WC with push button flush, attractive tiling to splash prone areas, chrome heated towel rail.

**OUTSIDE:** To the front of the property is an enclosed garden laid to lawn edged with shrub beds, fully enclosed by timber garden fencing with pedestrian gate and pathway giving access to the property. The rear garden is attractively landscaped and planned with ease of maintenance in mind comprising of a good size decked sun terrace ideal for outside entertaining, large stone chipped garden area with composite GARDEN SHED, pedestrian gate giving rear access. The garden enjoys a high degree of privacy, seclusion and also enjoying a sunny aspect. There are two allocated parking spaces close-by.

**AGENTS NOTE:** Management charge: £10 paid monthly into Duchy Court {Exmouth) Management Limited, Company.

FLOOR PLAN:



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.  
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 error, omission or mis-statement. 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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