



**AWAITING EPC**

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84 St. Johns Road, Exmouth, EX8 4EA

GUIDE PRICE  
**£329,950**  
TENURE Freehold



**A Well Presented And Significantly Extended Semi Detached House  
Enjoying A Convenient Location With Manageable Sunny Aspect Rear  
Garden With Various Outside Stores, Ample Off Road Parking And  
Garage**

Entrance Hall \* Modern Ground Floor Shower Room/Wc Extension  
Attractive Lounge \* Kitchen/Breakfast Room \* Dining/Family Room Extension  
Three First Floor Bedrooms \* Modern Bathroom Suite \* Gas Central Heating  
Via New Boiler \* Double Glazed Windows \* No Ongoing Chain



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**THE ACCOMMODATION COMPRISES:** Composite front door with outside courtesy light and giving access to:

**ENTRANCE HALL:** Stairs rising to first floor landing, door to:

**GROUND FLOOR SHOWER ROOM/WC:** 1.98m x 1.65m (6'6" x 5'5") A useful addition to the accommodation stylishly fitted with a shower cubicle with curved shower splash screen doors, Mira shower unit, splashback walls, pedestal wash hand basin with light shaver socket over, WC, chrome heated towel rail, uPVC double glazed window with patterned glass.

**LOUNGE:** 4.67m x 3.45m (15'4" x 11'4") A most attractive room with uPVC double glazed window to front aspect with deep window sill, fire surround housing electric fire, TV point, radiator, telephone point, access to understairs storage cupboard with light and also houses the electric consumer unit, glazed panelled double doors to:

**KITCHEN:** 4.52m x 2.67m (14'10" x 8'9") Comprising range of patterned worktops with inset one and a half bowl single drainer sink unit with mixer tap and tiled splashback, cupboards, drawer units, space for slimline dishwasher beneath worktops, fitted electric Flavel cooker/stove with five ring hob and hotplate with tiled splashback and stainless steel chimney style extractor over with light, wall mounted cupboards, wall mounted newly installed gas for hot water and central heating, radiator, two feature arches through to:

**DINING ROOM/FAMILY ROOM:** 4.52m x 3.94m (14'10" x 12'11") A fine addition to the accommodation with matching kitchen worktops, radiator, sliding patio doors opening onto the rear garden, further uPVC double glazed door with patterned glass also giving access to the rear garden.

**FIRST FLOOR LANDING:** Access to roof space, airing cupboard housing water cylinder and slatted shelving, uPVC double glazed window to side aspect.

**BEDROOM 1:** 3.56m x 2.57m (11'8" x 8'5") Built-in floor to ceiling double wardrobe with sliding mirror fronted doors, radiator, uPVC double glazed window to front aspect.

**BEDROOM 2:** 2.87m x 2.59m (9'5" x 8'6") With built-in wardrobes having storage cupboards over, radiator, uPVC double glazed window to rear aspect.

**BEDROOM 3:** 2.49m x 1.75m (8'2" x 5'9") Radiator, uPVC double glazed window to front aspect.

**BATHROOM/WC:** 1.83m x 1.75m (6'0" x 5'9") Modern suite comprising bath with shower attachment and Mira shower over with folding shower splash screen, contemporary style sink unit standing on display surface with cupboard beneath, WC with push button flush, radiator, splashback walls, extractor fan, mirror fronted medicine cabinet, uPVC double glazed window with patterned glass.

**OUTSIDE:** To the front of the property is a lawned area of garden edged with shrub beds, with wide driveway providing off road parking for two/three cars and in turn leading to the GARAGE. The rear has a manageable garden providing paved patio areas with raised flower beds and borders, access to substantial **GARDEN STORE:** 2.49m x 1.93m (8'2" x 6'4") With access via uPVC door, double glazed window, fitted shelving and light.

**UTILITY ROOM:** 2.36m x 1.4m (7'9" x 4'7") A very useful area with sink unit set into worktop, cupboard with plumbing for automatic washing machine beneath, double glazed window and door giving direct access to:

**GARAGE:** 6.48m x 2.41m (21'3" x 7'11") Up and over door, power and light connected, fitted worktops with cupboards beneath, work bench.

**SHED:** 4.27m x 1.6m (14'0" x 5'3") Another very useful area with light and power connected. Outside cold water tap, outside garden lighting.

