



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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19 Sherwood Drive, Exmouth, EX8 4PX

GUIDE PRICE

£450,000

TENURE Freehold



**A Significantly Extended Link Detached House Located In A Favoured Cul-De-Sac With Landscaped Gardens, Ample Parking, Offering Accommodation Ideal For Family Use**

Reception Hall \* Ground Floor Cloakroom/Wc \* Dual Aspect Lounge \* Dining Area  
 Modern Fitted Kitchen \* Office/Family Room \* Three Good Size First Floor Bedrooms  
 Modern Shower Room/Wc \* Gas Central Heating \* Upvc Double Glazed Windows  
 Viewing Recommended

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**THE ACCOMMODATION COMPRISES:** uPVC front door with pattern window inset, to:

**RECEPTION HALL:** A fine entrance to the property with stylish upright radiator, stairs rising to first floor landing with useful understairs storage cupboard beneath.

**GROUND FLOOR CLOAKROOM/WC:** Re-fitted with space saver wash vanity style wash hand basin, WC with push button flush, attractive part-tiled walls, radiator, double glazed window with patterned glass.

Part-glazed door in soft wood surround to:

**OPEN-PLAN LIVING SPACE:** Wood flooring throughout in living spaces. Attractively planned to designated living spaces comprising of:

**LOUNGE:** 5.49m x 3.78m (18'0" x 12'5") A spacious dual aspect room with double glazed windows to side and rear aspects, sliding patio doors opening onto the rear garden, TV point, radiator.

**DINING/FAMILY AREA:** 6.4m x 3.45m (21'0" x 11'4") narrowing to 2.79m (9'2") With radiator, double glazed window to side aspect, opening through to:

**KITCHEN:** 4.75m x 2.72m (15'7" x 8'11") Stylishly fitted with a range of pattern worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine and space for dishwasher beneath, one and a half bowl single drainer sink unit, five ring gas hob with tiled splashback and stainless steel chimney style extractor hood over with light and built-in oven below, wall mounted cupboards incorporating two glass fronted display cabinets with concealed lighting beneath, pull-out slimline larder style unit, upright larder style cupboard, space for large fridge/freezer, recessed ceiling lighting, double glazed window to front aspect, double glazed door with patterned glass giving access to outside, tiled flooring.

From the dining/family room a door to:

**OFFICE/FAMILY ROOM:** 4.96m x 2.38m (16'4" x 7'10") A versatile room with wood laminate flooring, desk unit with cupboards, double glazed window to front aspect, recessed ceiling spotlighting, TV point.

**FIRST FLOOR LANDING:** Airing cupboard with water cylinder and slatted shelving, double glazed window to side aspect, hatch to part boarded loft space.

**BEDROOM 1:** 5.11m x 2.9m (16'9" x 9'6") Good size main bedroom with two double glazed windows to front aspect enjoying a pleasant woodland outlook, two radiators, feature pine panelled wall.

**BEDROOM 2:** 3.3m x 2.79m (10'10" x 9'2") Double bedroom with two double glazed windows to rear aspect, radiator, built-in floor to ceiling wardrobe, clothes rail and shelving, two sliding mirror fronted doors.

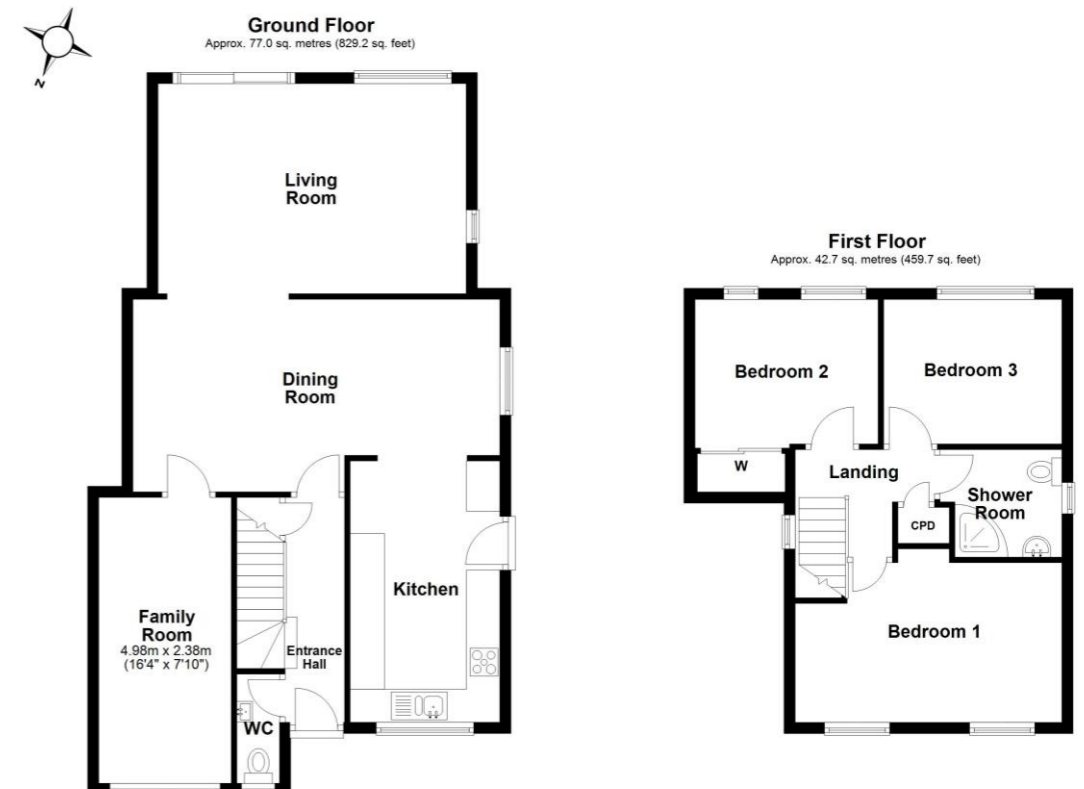
**BEDROOM 3:** 3.17m x 2.59m (10'5" x 8'6") Another double bedroom with double glazed window to rear aspect, radiator, feature pine panelled wall.

**SHOWER ROOM/WC:** 2.18m x 1.93m (7'2" x 6'4") Comprising corner shower cubicle with curved shower splash screen doors, Mira shower unit, pedestal wash hand basin with mirror fronted cabinet over with light, WC with push button flush, attractive tiling to splash prone areas, radiator, double glazed window with patterned glass.

**OUTSIDE:** To the front of the property is a good size driveway providing parking for two cars, outside carriage light. Wooden side gate, side patio pathway with outside light leads through to the rear garden. The rear garden has been planned with ease of maintenance in mind comprising of patio sun terrace with fitted sitting areas, ideal for outside entertaining, artificial lawned garden with raised shrub bed, fully enclosed by timber garden fencing and offers a high degree of privacy and enjoys a sunny aspect. Outside light, outside tap.

**AGENTS NOTE:** Under the Estate Agency Act of 1979 we wish to point out that the vendor of this property is related to an employee of Pennys Estate Agents Ltd.

#### FLOOR PLAN:



Total area: approx. 119.7 sq. metres (1288.9 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 epsolutions.co.uk Plan produced using PlanUp.

19 Sherwood Drive, EXMOUTH