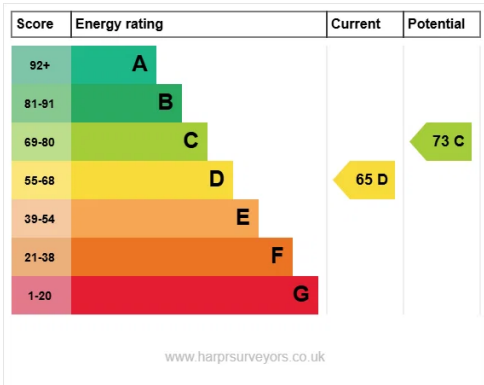




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6 Booth Way, Exmouth, EX8 4PS

GUIDE PRICE
£550,000
TENURE Freehold



A Superb And Significantly Extended Detached House Located In A Desirable Cul-De-Sac With Views Towards The Estuary, Ample Parking, Workshop/Garage And Landscaped Gardens.

Entrance Porch And Reception Hall * Lounge * Sitting Room Extension * Study/Family Room * Open Plan Kitchen/Breakfast/Dining Room * Utility Room * Ground Floor Cloakroom/Wc * Three First Floor Bedrooms – Main Bedroom With En-Suite Shower Room/Wc * Modern Family Bathroom/Wc * Central Heating And Double Glazed Windows
Deceptively Spacious Home * Viewing Highly Recommended

6 Booth Way, Exmouth, EX8 4PS

THE ACCOMMODATION COMPRISES: Composite front door with patterned glass to:

ENTRANCE PORCH: 2.39m x 0.79m (7'10" x 2'7") Upvc double glazed windows with matching glass; inner double glazed door with patterned glass and matching picture window side screens to:

RECEPTION HALL: A fine entrance to the property with staircase rising to first floor landing; radiator; good size coats cupboard.

LOUNGE: 6.68m x 3.35m (21'11" x 11'0") A spacious room with recess living flame gas fire set in feature stone wall providing a fine focal point to the room; television point; two radiators; Upvc double glazed window to rear aspect; double glazed double doors to:

SITTING ROOM EXTENSION: 6.71m x 2.74m (22'0" x 9'0") A great addition to the accommodation providing a superb extra living space; log burner stove standing on slate hearth; vaulted style ceiling with two double glazed Velux windows allowing an abundance of light; Upvc double glazed windows and sliding double glazed patio doors overlooking and opening onto the rear garden; ceiling downlighters; part glazed door to:

STUDY/FAMILY ROOM: 3.3m x 2.44m (10'10" x 8'0") A useful and versatile room with Upvc double glazed window overlooking the rear garden; door giving access to WORKSHOP/GARAGE.

OPEN PLAN KITCHEN/DINING ROOM: 6.71m x 5.64m (22'0" x 18'6") narrowing in the Kitchen Area to 10'0. A bright spacious triple aspect L-shaped room with Upvc double glazed windows to front and side aspects. The stylish high quality kitchen is fitted with a range of quartz worktops (extended to provide a breakfast bar area) with matching upstands with cupboards, drawer units, integrated dishwasher, pull out refuse drawer and corner carousel unit beneath work tops; inset one and a half bowl sink unit with integrated drainer; range of Siemens appliances including; induction hob with coloured glass splashback; stainless steel extractor hood over with light; built in oven and combination oven with cupboards above and below; built in integrated fridge and freezer; television point; recessed ceiling LED spotlighting.

DINING AREA: Radiator; door giving access back to the reception hall; door to:

UTILITY ROOM: 3.05m x 1.6m (10'0" x 5'3") Wood effect work tops with inset single drainer sink unit; cupboards, drawer units, plumbing for automatic washing machine beneath worktops; wall mounted cupboards; Upvc double glazed door giving access through to the rear garden; door to:

GROUND FLOOR CLOAKROOM/WC: Pedestal wash hand basin with mixer tap with splashback; WC with push button flush; Upvc double glazed window.

FIRST FLOOR LANDING: Upvc double glazed picture window; linen cupboard housing Ideal gas boiler for hot water and central heating with shelving.

BEDROOM ONE: 4.52m x 3.35m (14'10" x 11'0") Radiator; Upvc double glazed window to rear aspect gaining lovely views across the town to the Estuary and coastline in the distance.

EN-SUITE SHOWER ROOM/WC: 2.64m x 1.22m (8'8" x 4'0") Oversized shower tray; sliding shower splash screen doors; shower unit with fixed rainfall showerhead hose and detachable shower head hose; wash hand basin set in display surface with cupboards beneath; WC in concealed cistern with push button flush; tiled splashback; large fitted mirror over sink area; chrome heated towel rail; recessed ceiling LED spotlighting; ceiling extractor fan; Upvc double glazed window.

BEDROOM TWO: 3.66m x 3.1m (12'0" x 10'2") Radiator; Upvc double glazed window to front aspect.

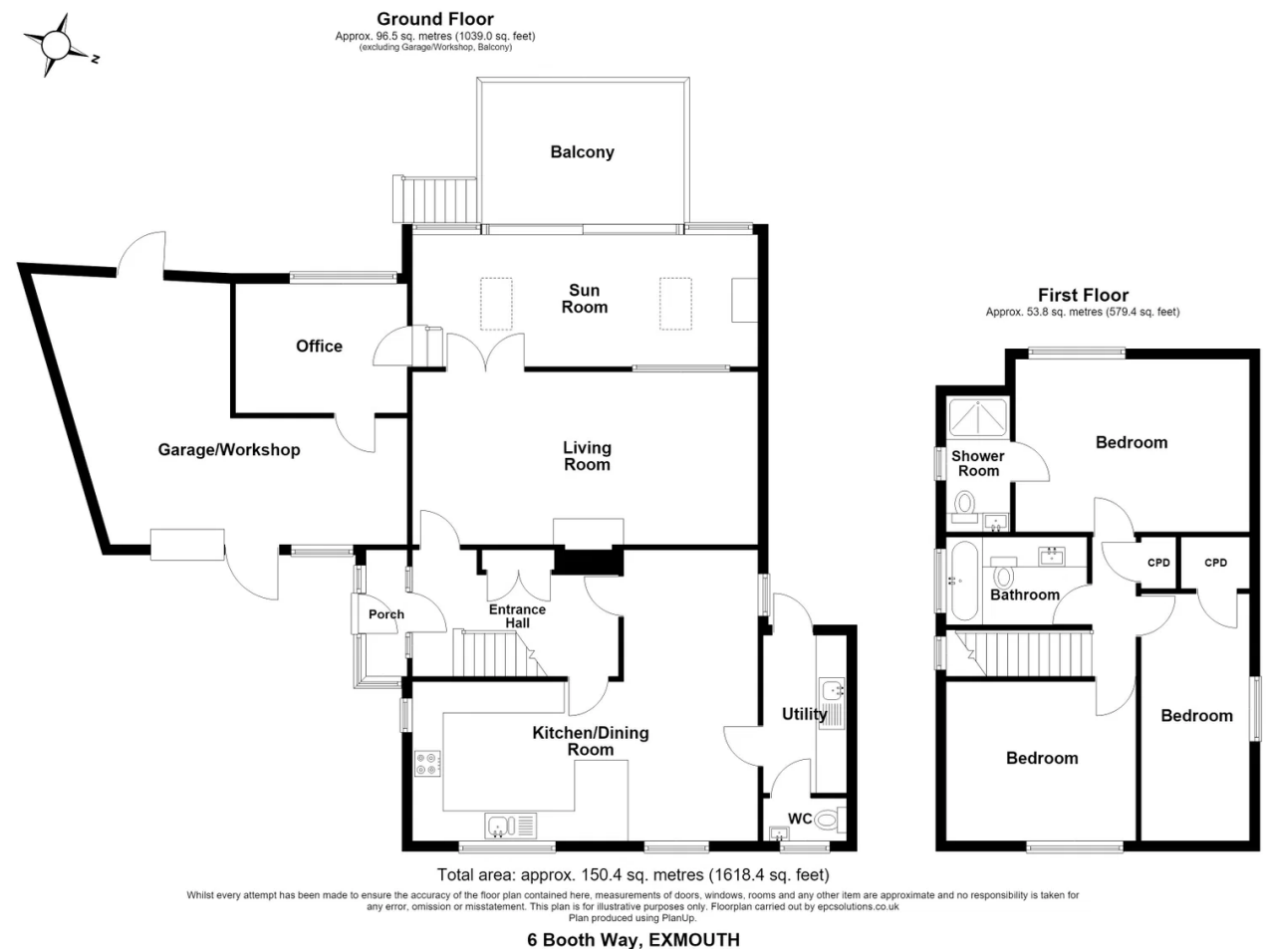
BEDROOM THREE: 4.57m x 2.06m (15'0" into wall recess x 6'9") Built in wardrobe; Upvc double glazed window to side aspect.

BATHROOM/WC: 2.69m x 1.68m (8'10" x 5'6") Comprising bath; wash hand basin set in display surface with built in cupboard beneath and large built in mirror over and display lighting; WC with concealed cistern with push button flush; recessed LED spotlighting; ceiling extractor fan; chrome heated towel rail; Upvc double glazed window.

OUTSIDE: The property enjoys ample parking and is approached via a stone resin driveway plus additional block paved parking area which leads to the WORKSHOP/GARAGE. There is an outside cold water tap and outside lighting. The rear garden is a lovely feature of the property comprising of a raised deck sun terrace with glass balustrade, providing a super area for outside dining with a few steps leading down to a decked terrace area where a TIMBER GARDEN STORE stands. Lawned gardens with shrub beds and decorative stone garden area with raised flower beds. TIMBER WORKSHOP/STORE/LOGSTORE. There is outside garden lighting, a side area or garden with GREENHOUSE and outside tap.

GARAGE/WORKSHOP: 6.02m x 5.16m (19'9" x 16'11") narrowing 8'2. Via double doors; power and light connected; electric consumer unit; gas and electric meters; UPvc double glazed windows to front aspect; Upvc double glazed door giving access to the rear garden.

FLOOR PLAN: To follow.



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.