



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

37 Partridge Road, Exmouth, EX8 4PH

GUIDE PRICE

£289,950

TENURE Freehold



A Semi Detached Bungalow Quietly Situated Yet Convenient For Amenities, Ample Parking, Garage And Sunny Aspect, Secluded Rear Garden

Reception Hall * Lounge/Dining Room * Kitchen * Two Bedrooms * Wet Room/Wc * Gas Central Heating * Double Glazing * No Ongoing Chain

37 Partridge Road, Exmouth, EX8 4PH

THE ACCOMMODATION COMPRISES: A gentle slope with metal railing leading to:

ENTRANCE CANOPY: With security light, double glazed front door with patterned glass, with matching picture window side screen to:

RECEPTION HALL: Stripped wood flooring, radiator, cupboard housing electric meter and consumer unit, further storage cupboard with shelving, access to roof space, radiator.

LOUNGE/DINING ROOM: 4.72m x 3.43m (15'6" x 11'3") A bright spacious room with stripped wood flooring, two radiators both with display shelves over, stripped wood flooring, TV point, serving hatch to kitchen, double glazed sliding patio doors opening onto the rear garden.

KITCHEN: 3.15m x 2.84m (10'4" x 9'4") Fitted worktops with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine, further appliance spaces beneath worktops, single drainer sink unit, gas and electric cooker points, wall mounted cupboards, Worcester gas boiler for hot water and central heating, double glazed window overlooking the rear garden.

BEDROOM 1: 4.24m x 3.43m (13'11" x 11'3") into doorway recess. Stripped wood flooring, radiator, double glazed window to front aspect.

BEDROOM 2: 3.2m x 2.54m (10'6" x 8'4") Stripped wood flooring, radiator, double glazed window to front aspect.

WET ROOM/WC: 1.93m x 1.73m (6'4" x 5'8") The wet room area is fitted with shower unit, shower curtain rail and low level shower splash screen, wash hand basin, WC with push button flush, tiling to splash prone areas, radiator, mirror fronted medicine cabinet, double glazed window with patterned glass.

OUTSIDE: To the front of the property is a lawned garden with path and driveway providing off road parking leading to the detached GARAGE. A wooden side gate gives access to the rear garden which is a lovely feature of the property enjoying a high degree of privacy and seclusion with a sunny Southerly aspect. The garden comprises of a patio sun terrace, lawned garden with a variety of flower and shrub beds offering an array of colour, ornamental pond. Outside cold water tap.

DETACHED GARAGE: 5.11m x 2.62m (16'9" x 8'7") With up and over door, power and light connected. Located to the rear of the garage is a TIMBER SHED with power connected.

FLOOR PLAN:



Total area: approx. 57.6 sq. metres (620.1 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.

37 Partridge Road, EXMOUTH