



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(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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35 Regents Gate, Exmouth, EX8 1TR

GUIDE PRICE

£680,000

TENURE Freehold



**A Stunning Recently Remodelled And Extended Detached House
Forming Part Of A Select Modern Development Close To The Town
Centre And Seafront, With Level Enclosed Rear Garden, Double Width
Drive, Single Garage And Excellent Coastal Views**

Entrance Porch And Reception Hall * Living Room Opening Through To A Spacious Dining
Room Extension * Open-Plan High Quality Kitchen/Breakfast Room * Utility Room/Wc
Ground Floor Family Room/Bedroom Five * Four First Floor Bedrooms * Quality En-Suite
Shower Room/Wc And Family Bathroom Suite * Upvc Double Glazed Windows * Gas
Central Heating * Owned Solar Panels With Battery Storage * Stunning Home Must Be
Viewed Internally To Be Fully Appreciated

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THE ACCOMMODATION COMPRISES: uPVC double glazed double doors to:

ENTRANCE PORCH: Inner part glazed door to:

RECEPTION HALL: A fine entrance to the property with staircase rising to the first floor landing with glass balustrade, useful understairs recess, feature wood flooring, radiator, recessed led ceiling spotlighting.

LIVING ROOM: 4.6m x 3.25m (15'1" x 10'8") A spacious open-plan living area opening through to a dining room extension. The living area enjoys a feature media wall with recessed shelving and space for large television and living flame log-effect gas fire, recessed ceiling spotlighting, upright radiator.

DINING ROOM EXTENSION: 4.42m x 3.56m (14'6" x 11'8") A stunning extension to the accommodation providing a high quality area with aluminium framed and thermal double glazed windows overlooking the rear garden with views to the estuary and coastline beyond, tiled flooring with underfloor heating, lantern window allowing an abundance of light, recessed ceiling spotlighting, aluminium framed double glazed doors with fitted blinds giving access to the rear garden.

KITCHEN/BREAKFAST ROOM: 7.11m x 2.97m (23'4" x 9'9") Kitchen is accessed from both the hallway and living room via sliding pocket doors. The kitchen area is stylishly fitted with high quality units comprising of patterned worktops, integrated one and a quarter bowl sink unit with integrated drainer, range of cupboards, deep drawer units, integrated dishwasher beneath worktops, inset induction hob with coloured glass splashback with cupboard units over, built-in double oven incorporating a steam oven and microwave oven with cupboards above and below, integrated fridge and freezer, pull-out larder cupboard, shelved unit with roller door, breakfast bar area with downlighters over, cupboards beneath, recessed ceiling spotlighting. **BREAKFAST ROOM AREA:** Upright radiator, double glazed French patio doors with integrated blinds opening onto the rear garden, recessed ceiling spotlighting. Feature wood flooring throughout. Door to:

UTILITY/CLOAKROOM/WC: 1.7m x 1.83m (5'7" x 6'0") with WC. Plumbing for automatic washing machine, space for tumble dryer, floor to ceiling built-in shelved cupboards and adjoining sink unit with free standing chrome mixer tap standing on display surface with cupboard beneath, fitted mirror fronted medicine cabinet over, WC with push button flush, double glazed window, recessed ceiling spotlighting, access to roof space, stylish upright radiator, direct access to the garage.

GROUND FLOOR FAMILY ROOM/BEDROOM 5: 3.73m x 2.79m (12'3" x 9'2") A versatile room with recessed ceiling led spotlighting, radiator, TV point, double glazed window to front aspect.

FIRST FLOOR LANDING: Access to roof space via loft ladder, recessed ceiling spotlighting, fitted cupboard.

BEDROOM 1: 4.52m x 2.79m (14'10" x 9'2") Main bedroom suite with TV point, downlighters over bedside table areas, radiator, double glazed window to front aspect, door to:

EN-SUITE SHOWER ROOM/WC: 2.06m x 2.44m (6'9" x 8'0") A superb refitted room with ease of access double width shower cubicle with fixed rainfall hose, detachable shower head hose, shower splash screen, wash hand basin with chrome mixer tap set on display surface with cupboards beneath, mirror fronted medicine cabinet over with light over, WC with push button flush, chrome heated towel rail, beautifully tiled walls and floor with underfloor heating, double glazed window with patterned glass, recessed ceiling spotlighting.

BEDROOM 2: 3m x 2.9m (9'10" x 9'6") A good size double bedroom with upright radiator, uPVC double glazed window to rear aspect enjoying lovely views across the town to the estuary and coastline in the distance.

BEDROOM 3: 3.48m x 3.1m (11'5" x 10'2") Radiator, uPVC double glazed window to front aspect, TV point.

BEDROOM 4: 9'3 x 7'6 Radiator, double glazed window to rear aspect, again enjoying wonderful views across the town to the estuary and coastline in the distance.

MAIN BATHROOM/WC: 1.98m x 1.7m (6'6" x 5'7") Another high quality suite with colour co-ordinated tiled walls and flooring and comprising bath with shower unit over, shower splash screen, vanity style wash basin with chrome mixer tap and recessed mirror fronted medicine cabinet with integrated light, WC with concealed cistern and dual push button flush, chrome heated towel rail, colour co-ordinated fully tiled walls and flooring, recessed ceiling spotlighting, double glazed window with patterned glass, ceiling extractor fan.

OUTSIDE: The property enjoys a tucked away location in a select development with double width drive leading to a single GARAGE with decorative stone front garden which could provide additional parking space if needed.

GARAGE: 5.36m x 2.72m (17'7" x 8'11") Electric up and over door, power and light connected. Also houses the Worcester gas boiler for hot water and central heating, door giving direct access into the property.

A pathway and gate with outside light, gives access to the rear garden. The rear garden is level and fully enclosed by timber garden fencing with newly laid patio sun terrace, level sunny aspect garden with raised decorative stone flower and shrub beds, timber garden store. Outside power socket, outside cold water tap, outside lighting.

SEPARATE FLOOR PLAN: