



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(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>			

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61 Winston Road, Exmouth, EX8 4LR

GUIDE PRICE

£289,950

TENURE Freehold



Deceptively Spacious Semi Detached Bungalow Situated In A Popular And Convenient Location Close To Amenities Enjoying Beautifully Presented And Much Improved Accommodation With Attractive Secluded Rear Garden, Long Drive And Garage

Reception Hall * Useful Porch * Kitchen * Spacious Lounge/Dining Room * Two Good Size Bedrooms * Stylish Modern Shower Room/Wc * Modern Gas Central Heating * Upvc Double Glazed Windows * No Ongoing Chain

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THE ACCOMMODATION COMPRISES: uPVC front door with double glazed patterned glass window inset and matching picture window to one side giving access to:

ENTRANCE HALL: Coved ceiling, telephone point, radiator, opening through to:

SIDE PORCH: 2.11m x 1.63m (6'11" x 5'4") A very useful area, uPVC double glazed door and window, both with patterned glass giving access to the rear garden, uPVC door giving direct access into the garage.

KITCHEN: 3.07m x 2.29m (10'1" x 7'6") Fitted with a range of patterned surfaces, tiled surrounds, base cupboards, drawer units, matching wall mounted cupboards, plumbing for automatic washing machine, further appliance space beneath, inset single drainer single unit with mixer tap, inset four ring electric hob with extractor hood over and built-in oven below, good size linen cupboard with power connected, floor to ceiling broom cupboard, wall mounted Vaillant gas boiler for hot water and central heating, recessed ceiling spotlighting, uPVC double glazed window.

LOUNGE/DINING ROOM: 5.28m x 3.66m (17'4" x 12'0") A most spacious bright room with large uPVC double glazed window to front aspect, wall mounted electric living flame fire with remote control, TV point, coved ceiling, door to:

INNER HALLWAY: Access to roof space.

BEDROOM 1: 3.68m x 2.77m (12'1" x 9'1") uPVC double glazed window overlooking the rear garden, fitted range of bedroom furniture to include wardrobes, wall mounted storage cupboards, chest of drawer unit, radiator, TV point.

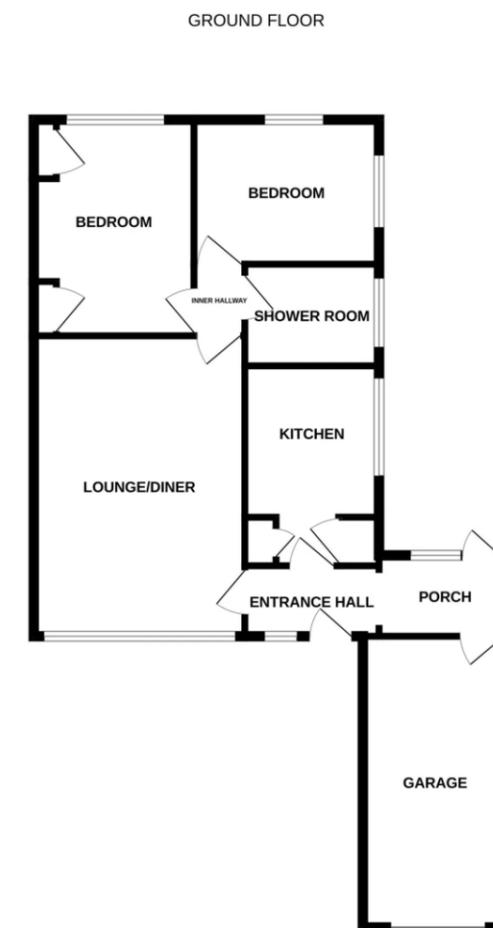
BEDROOM 2: 3.15m x 2.72m (10'4" x 8'11") Good size second bedroom with uPVC double glazed window overlooking the rear garden, radiator.

SHOWER ROOM/WC: 2.24m x 1.7m (7'4" x 5'7") Stylishly refitted with an ease of access good size shower cubicle with shower splash screens and splash screen door, shower unit, pedestal wash hand basin, WC with push button flush, mirror fronted medicine cabinet, attractive and fully tiled walls, radiator, recessed ceiling spotlighting, uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property there is an attractive garden laid to lawn with decorative stone garden area with colourful shrub and rose beds. Good size driveway provides ample off road parking leading to the GARAGE with block paved pathway leading to the front door. To the rear of the bungalow is a delightful and generously size garden enjoying privacy and seclusion. Adjoining the rear of the property is a decorative stone sun terrace which in turn leads down to a lawned garden edged with mature shrubs. There is outside lighting with decorative stone side pathway giving access to the rear porch, outside cold water tap.

GARAGE: 4.88m x 2.59m (16'0" x 8'6") With electric controlled up and over door, power and light connected, plumbing for automatic washing machine and modern electric consumer unit, gas meter. The garage roof was replaced approximately four years ago.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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