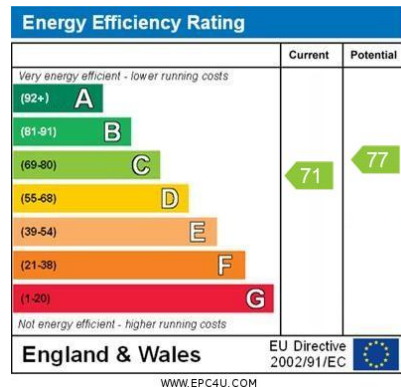




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2 Upper Church Street, Exmouth,
EX8 2TA

GUIDE PRICE
£329,950
TENURE Freehold



**A Deceptively Spacious Double Fronted End Of Terraced Period House
Located Close To The Heart Of Exmouth Town Centre With Secure Off
Road Parking.**

Living Room * Separate Dining Room * Two First Floor Double Bedrooms Both With En-
Suite Shower Room/WC * Gas Central Heating And Double Glazed Windows * Located
Close To The Heart Of Exmouth Town Centre

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THE ACCOMMODATION COMPRISES: Composite front door with frosted glass inset to:

RECEPTION HALL: Upvc picture window with matching frosted glass; radiator; turning staircase rising to first floor landing with useful understairs storage cupboard beneath and Upvc double glazed window on half landing; electric consumer unit and meter; radiator.

LIVING ROOM: 4.11m x 3.96m (13'6" x 13'0") A charming dual aspect room with feature Upvc double glazed arched window and double glazed sliding patio doors opening on to the rear garden; chimney recess with wooden fire surround; radiator; part tongue and groove walls to dado rail height; door to:

KITCHEN: 3.84m x 2.95m (12'7" x 9'8") also accessed via the Dining Room. Fitted with patterned worktops with cupboards, drawer units and plumbing for automatic washing machine and dishwasher space beneath worktops; four ring electric hob; glass splashback; stainless steel chimney style extractor hood over with light; built in oven and grill with cupboards above and below; inset sink unit with mixer tap; range of wall mounted cupboards, one housing Vaillant gas boiler for hot water and central heating; tiled flooring; Upvc double glazed windows and door giving access to the rear garden.

DINING ROOM: 3.73m x 2.82m (12'3" x 9'3") Upvc double glazed window to front aspect; radiator; feature fireplace.

FIRST FLOOR LANDING: Two Upvc double glazed windows to front aspect; access to roof space.

BEDROOM ONE: 4.11m x 3.89m (13'6" x 12'9") A lovely size dual aspect bedroom with Upvc double glazed windows to rear and side aspects; radiator; feature fireplace with wooden fire surround.

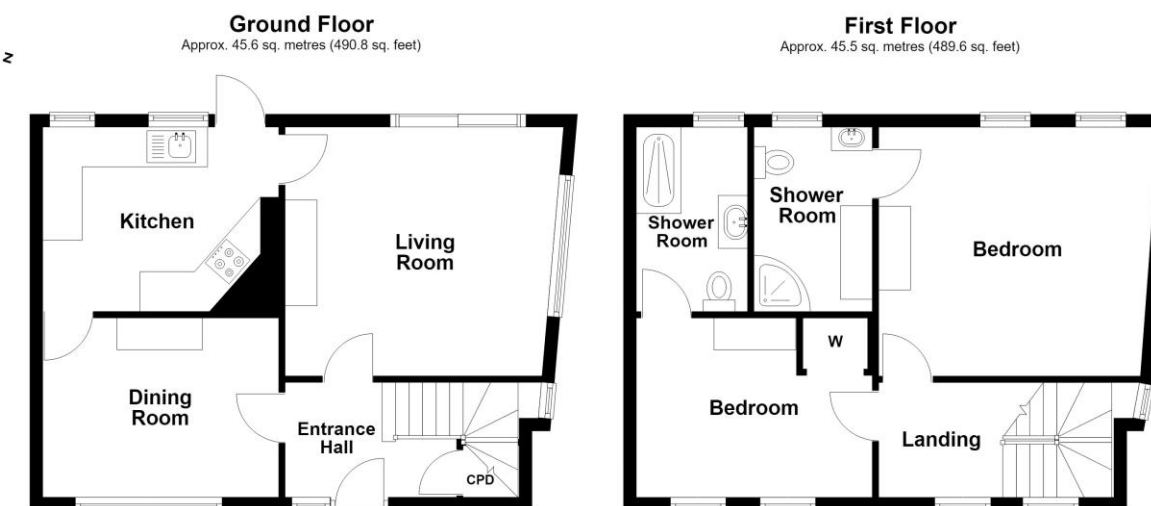
EN-SUITE SHOWER ROOM/WC: 2.69m x 1.83m (8'10" x 6'0") Shower cubicle with curved shower splash screen doors; shower unit; contemporary style circular sink unit; free standing mixer tap standing on a wood display surface with cupboard beneath; WC with push button flush; extensively tiled walls ; colour co-ordinated tiled flooring; feature fireplace with wooden fire surround; radiator; double glazed window with patterned glass.

BEDROOM TWO: 3.73m x 2.77m (12'3" x 9'1") overall measurement. Another good size bedroom with feature fireplace with wooden fire surround; wardrobe recess with clothes rail; radiator; further radiator; Upvc double glazed window to front aspect.

EN-SUITE SHOWER ROOM/WC: 2.87m x 1.73m (9'5" x 5'8") Stylishly refitted with a modern suite comprising ease of access double width shower tray with Mira shower unit with fixed rainfall shower head and detachable shower head hose; attractive tiled cubicle; shower splash screen; WC with push button flush; contemporary wash hand basin with free standing chrome mixer tap with splashback standing on a sloid wood display surface with deep drawer units beneath; chrome heated towel rail; Upvc double glazed window with patterned glass.

OUTSIDE: To the rear of the property is an enclosed garden with SECURE PARKING with roller up and over door. There is a raised deck sun terrace ideal for outside entertaining and raised shrub/flowerbeds. Outside lighting and outside cold water tap.

FLOOR PLAN:



Total area: approx. 91.1 sq. metres (980.4 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 epcolutions.co.uk Plan produced using PlanUp.

2 Upper Church Street, EXMOUTH