



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	82 B

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9 Carter Avenue, Exmouth, EX8 3EF

GUIDE PRICE
£395,000
TENURE Freehold



**A Beautifully Presented And Well Maintained Semi Detached House
Enjoying An Envious Location Close To Town Centre, Amenities,
Train Station, Park And Exe Trail Cycle Path**

Entrance Porch * Reception Hall * Ground Floor Cloakroom/Wc * Sitting
Room * Modern Open-Plan Kitchen/Dining Room * Utility Room * Three Good
Size First Floor Bedrooms * Modern Shower Room/Wc * Gas Central Heating
* Double Glazed Windows * Viewing Recommended

9 Carter Avenue, Exmouth, EX8 3EF

Situated within a sought after residential setting this impressive three bedroom semi detached house is found in excellent order and offers spacious accommodation ideal for family living. Carter Avenue is a well regarded residential area popular with families and professionals alike. Ideally positioned for local schools, shops and local supermarkets and regular bus routes, close to the train station, along with Carter Park only a short distance away and the Exe Trail Cycle Path.

THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE PORCH: Courtesy light, uPVC double glazed windows, uPVC inner door with arch pattern window inset to:

RECEPTION HALL: A fine entrance to the property with radiator, cupboard housing electric consumer unit and meter, stairs rising to first floor landing with useful understairs storage cupboard, uPVC double glazed picture window with patterned glass.

GROUND FLOOR CLOAKROOM/WC: Fitted with space saver wash hand basin, WC with push button flush, part tiled walls and colour coordinated tiled flooring, extractor fan.

SITTING ROOM: 4.88m x 3.43m (16'0" x 11'3") maximum measurement into wall recesses. uPVC double glazed square bay window which overlooks the front aspect, radiator, wooden fire surround housing living flame gas fire with marble-effect hearth, radiator, coved ceiling.

KITCHEN/DINING ROOM: 6.32m x 3.84m (20'9" x 12'7") A most spacious open-plan room with wood laminate flooring and coved ceilings throughout. **KITCHEN AREA:** Fitted with patterned work surface with cupboards, drawer units, tiled surrounds, space for dishwasher and further appliance space beneath work surfaces, inset one and a half bowl single drainer unit, five ring gas hob with stainless steel chimney style extractor hood over with light, integrated double oven with cupboards above and below, wall mounted cupboards, recessed ceiling led spotlighting, uPVC double glazed window overlooking the rear garden. **DINING AREA:** Wall mounted living flame pebble-effect electric fire with wooden display surface shelf over, radiator, TV point, sliding double glazed patio doors opening onto the rear garden, door to:

UTILITY ROOM: 3.63m x 1.5m (11'11" x 4'11") A very useful area with fitted work surface with inset single drainer stainless steel sink unit, cupboards, plumbing for automatic washing machine beneath, range of wall mounted cupboards, space for upright fridge/freezer, tiled flooring, uPVC door to front aspects, uPVC part glazed door giving access to the rear garden.

FIRST FLOOR LANDING: Access via loft ladder to boarded roof space, uPVC double glazed window to side aspect.

BEDROOM 1: 4.88m x 3.43m (16'0" x 11'3") maximum measurement into wall recesses. uPVC double glazed window square bay window overlooking the front aspect, radiator, coved ceiling.

BEDROOM 2: 3.86m x 2.87m (12'8" x 9'5") measurement excluding the full length floor to ceiling wardrobes, which are a fitted with shelving, radiator, uPVC double glazed tilt and turn window overlooking the rear aspect, coved ceiling.

BEDROOM 3: 2.74m x 2.72m (9'0" x 8'11") Radiator, cupboard housing Ideal gas boiler for hot water and central heating, TV point, uPVC double glazed tilt and turn window to rear aspect.

SHOWER ROOM/WC: 2.82m x 1.85m (9'3" x 6'1") Stylishly fitted with wash hand basin with storage cabinet beneath, fitted mirror with integrated light over, good size shower cubicle with splash back walls, mains fed shower unit, shower splash screen and door, WC with push button flush, fully tiled walls and tiled flooring, heated towel rail, built-in linen and storage cabinet over stairwell recess, uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property is a block paved parking area. The rear garden is planned with ease of maintenance of mind with artificial lawned garden, decorative stone flower beds and patio sun terrace for outside entertaining. There is a substantial timber garden store with double wooden doors. From the garden there is a rear pedestrian gate giving access to further storage area. Outside cold water tap.

FLOOR PLAN:

