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1 Senate Way, Exmouth, EX8 4SF

GUIDE PRICE

£239,950

TENURE Freehold



A Beautifully Presented Two Double Bedroom End Terrace House Located In A Popular Cul-De-Sac With Parking And Landscaped Rear Garden

Entrance Porch And Hall \* Attractive Lounge \* Modern Open-Plan Kitchen And Dining Area \* Two First Floor Double Bedrooms \* Bathroom/Wc \* Gas Central Heating \* Double Glazed Windows \* Super First Time Purchase Viewing Strongly Recommended

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**THE ACCOMMODATION COMPRISES:** Front door with pattern window inset to:

**ENTRANCE PORCH:** Fitted cupboard, gas and electric meters, double glazed window, inner door with patterned glass to:

**ENTRANCE HALL:** Radiator, telephone point, wood laminate flooring, stairs to first floor landing and door to:

**LOUNGE:** 4.32m x 3.2m (14'2" x 10'6") A most attractive room with wooden fire surround housing living flame coal-effect fire, radiator, uPVC double glazed window to front aspect, wood laminate flooring, two fitted good size storage cupboards (one of the cupboards has power and houses the tumble dryer), opening to:

**KITCHEN/DINING ROOM:** 4.19m x 2.72m (13'9" x 8'11") A stylish open-plan room with kitchen fitted with a range of wood-effect worktops with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath worktops, inset single drainer sink unit with mixer tap, inset four ring gas hob with stainless steel chimney style extractor hood over with light and built-in oven below, wall mounted cupboards with concealed lighting beneath, good sized kitchen cupboard which also houses the gas boiler for hot water and central heating with deep drawer units beneath, uPVC double glazed window overlooking the rear garden, tiled flooring. **DINING AREA:** Wood laminate flooring, radiator, uPVC double glazed double doors which open onto the rear garden.

**FIRST FLOOR LANDING:** Access to roof space.

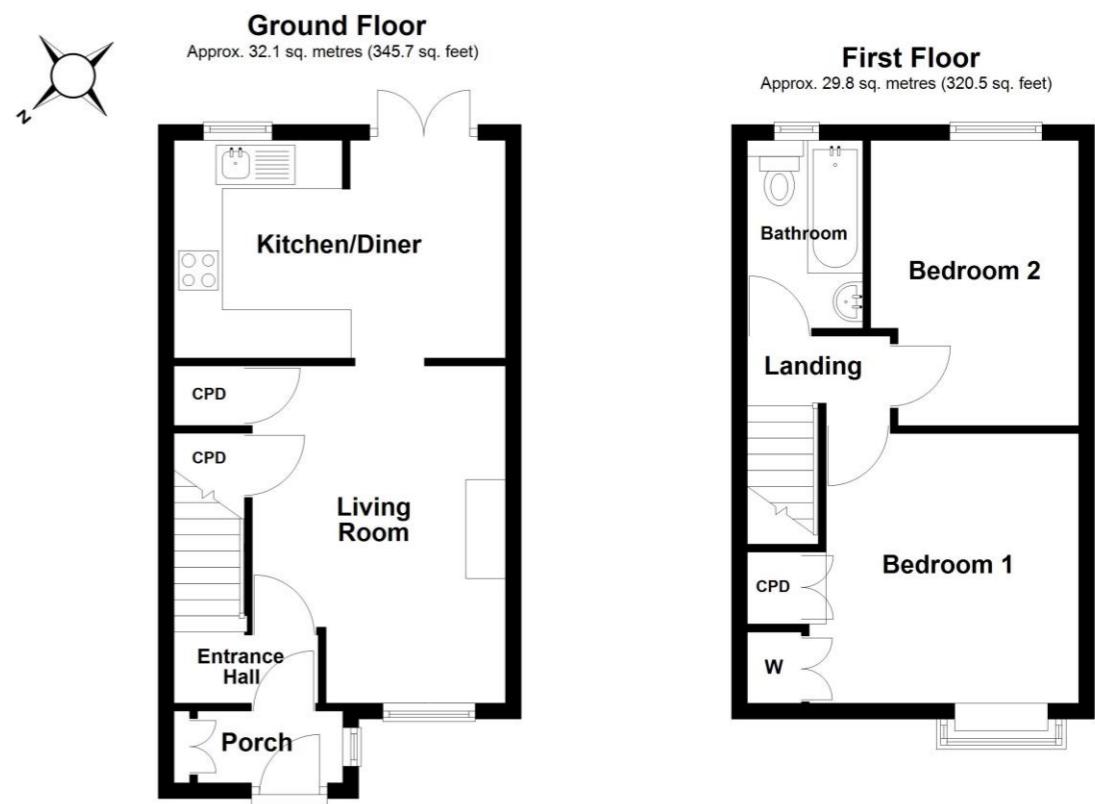
**BEDROOM 1:** 3.4m x 3.23m (11'2" x 10'7") With radiator, fitted range of cupboards and wardrobes, uPVC double glazed square bay window with deep window sill enjoying an open outlook to the front aspect.

**BEDROOM 2:** 3.73m x 2.59m (12'3" x 8'6") Fantastic size second double bedroom with uPVC double glazed window to rear aspect, radiator.

**BATHROOM/WC:** 2.36m x 1.45m (7'9" x 4'9") Bath with Mira shower unit, shower curtain and rail, pedestal wash hand basin, WC, tiling to splash prone areas, chrome heated towel rail, uPVC double glazed window with patterned glass.

**OUTSIDE:** Enjoying a cul-de-sac location close to open fields, the property enjoys a large decorative stone garden and parking, directly to the front of the property. To the rear of property there is a tiered garden, landscaped and comprising of a good size patio area with wooden steps rising to two further decked sun terrace areas with bench/seating area providing an ideal place for outside entertaining. Outside power supply.

#### FLOOR PLAN:



Total area: approx. 61.9 sq. metres (666.3 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 epcosolutions.co.uk  
Plan produced using PlanUp.

1 Senate Way, EXMOUTH