



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
		74

England & Wales EU Directive 2002/91/EC

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2 Ash Grove, Exmouth, EX8 3BN

GUIDE PRICE

£349,950

TENURE Freehold



An Extended Detached Bungalow With Ample Parking, Carport, Garage And Manageable Rear Garden

Entrance Porch And Reception Hall * Dual Aspect Lounge * Extended Kitchen/Breakfast/Sitting Room * Two Double Bedrooms * Shower Room/Wc Gas Central Heating * Double Glazed Windows * Useful Boarded Attic With Window * Offered For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Double glazed double doors with patterned glass to:

ENTRANCE PORCH: Inner double glazed door with patterned glass with matching picture window side screen to:

RECEPTION HALL: Radiator, telephone point, access to loft space via pull-down ladder, the loft space is boarded with window and access to eaves storage spaces and provides an excellent unofficial room if required.

LOUNGE: 4.85m x 3.33m (15'11" x 10'11") A bright dual aspect room with double glazed windows to front and side aspects, living flame effect coal gas fire, TV point, radiator.

KITCHEN WITH BREAKFAST/SITTING ROOM EXTENSION: Spacious area comprising **KITCHEN:** 4.09m x 3.02m (13'5" x 9'11") Fitted range of wood-effect worktops with cupboards and drawer unit beneath, tiled surrounds, inset two and a half bowl sink unit with mixer tap, wall mounted cupboards, electric cooker point, plumbing for automatic washing machine, linen cupboard housing the gas boiler for hot water and central heating, further upright storage cupboard, radiator. Opening through to **BREAKFAST/SITTING ROOM AREA:** 3.81m x 2.44m (12'6" x 8'0") Double glazed window to front aspect, radiator, fitted cupboards in wall recess, TV point.

From the kitchen double glazed door with patterned glass gives access to:

UTILITIES WALKWAY: 5.64m x 1.02m (18'6" x 3'4") With plumbing for automatic washing machine, cold water tap, power and light connected, double glazed door with patterned glass giving access to the rear garden.

BEDROOM 1: 3.96m x 3.3m (13'0" x 10'10") Double glazed windows to front and side aspects, built-in range of wardrobes incorporating a dressing table area with wall light over, TV point.

BEDROOM 2: 2.95m x 2.9m (9'8" x 9'6") Radiator, TV point, double glazed window to rear aspect.

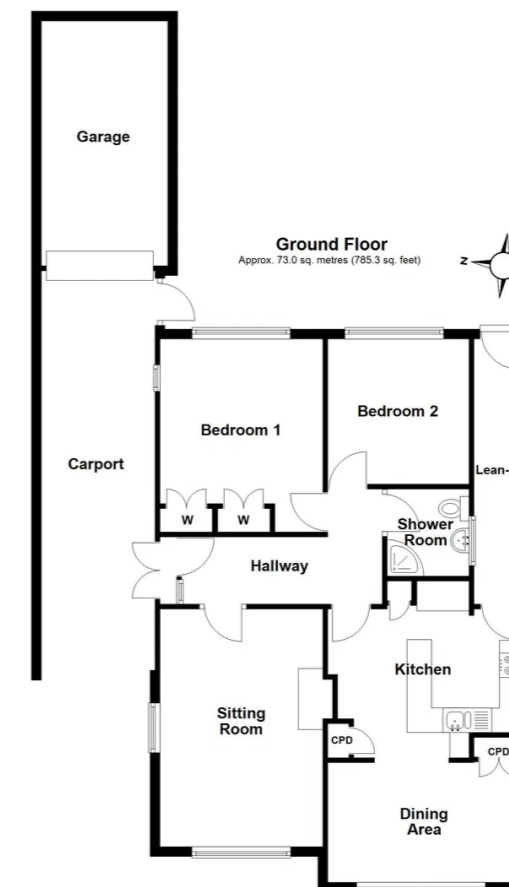
SHOWER ROOM/WC: 1.78m x 1.73m (5'10" x 5'8") Comprising of corner shower cubicle with curved shower splash screen doors, Mira shower unit, seat and handrail, pedestal wash hand basin, WC with push button flush, fully tiled walls, chrome heated towel rail, tiled flooring, double glazed window with patterned glass, recessed ceiling spotlighting, ceiling extractor fan.

OUTSIDE: The property enjoys a spacious block paved parking area extended to the side of the property with CARPORT: 7.92m x 2.31m (26'0" x 7'7") which in turn leads through to the GARAGE. The front garden area comprises of an attractive decorative stone garden area. Access from the carport area via double glazed door, there is an enclosed rear garden comprising of patio sun terrace ideal for outside entertaining with timber **SUMMER HOUSE**, outside light and raised shrub bed.

GARAGE: 5m x 2.59m (16'5" x 8'6") Up and over door, power and light connected, work bench.

AGENTS NOTE: The flat roof on the extension was replaced in March 2026.

FLOOR PLAN:



Total area: approx. 73.0 sq. metres (785.3 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 epcolutions.co.uk
Plan produced using PlanItUp.

2 Ash Grove, EXMOUTH