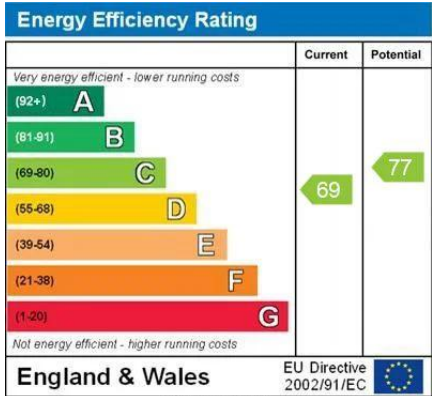




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

21 Cliston Avenue, Exmouth, EX8 4LJ

GUIDE PRICE
£285,000
TENURE Freehold



A Spacious Semi Detached Bungalow Enjoying A Convenient Location Close To Shopping Parade And Bus Services, Manageable Gardens, Long Driveway And Garage.

Entrance Porch And Reception Hall * Spacious Size Lounge/Dining Room * Kitchen * Sun Room * Two Good Size Bedrooms * Bathroom/WC * Gas Central Heating And Some Double Glazed Windows * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Upvc wood effect front door with outside light over giving access to:

ENTRANCE PORCH: Inner part glazed door to:

RECEPTION HALL: Radiator; access to roof space via electrically operated loft ladder (the loft space is a good size and part boarded with light).

LOUNGE: 4.85m x 4.24m (15'11" x 13'11") A lovely sized room with Upvc double glazed bowed window to front elevation and picture window with patterned glass to side aspect; television point; radiator.

KITCHEN: 3.4m x 2.44m (11'2" x 8'0") Comprising of worktops with tiled surrounds; inset single drainer one and a half bowl sink unit; cupboards and drawer units beneath work tops; wall mounted cupboards, one housing Worcester gas boiler for hot water and central heating; four ring gas hob with built in oven below; filter extractor hood over; plumbing for automatic washing machine; space for upright fridge freezer; double glazed tilt and turn window to rear aspect; glazed door to:

CONSERVATORY/GARDEN ROOM: 5.79m x 2.57m (19'0" x 8'5") A fine addition to the accommodation providing an excellent additional living space with double glazed windows; sliding double glazed patio doors and further Upvc double glazed door overlooking and giving access through to the rear garden; radiator; wall lighting.

BEDROOM ONE: 3.58m x 3.51m (11'9" x 11'6") A good size main bedroom with fitted wardrobes incorporating two bedside tables and corner display units; radiator; window to front aspect.

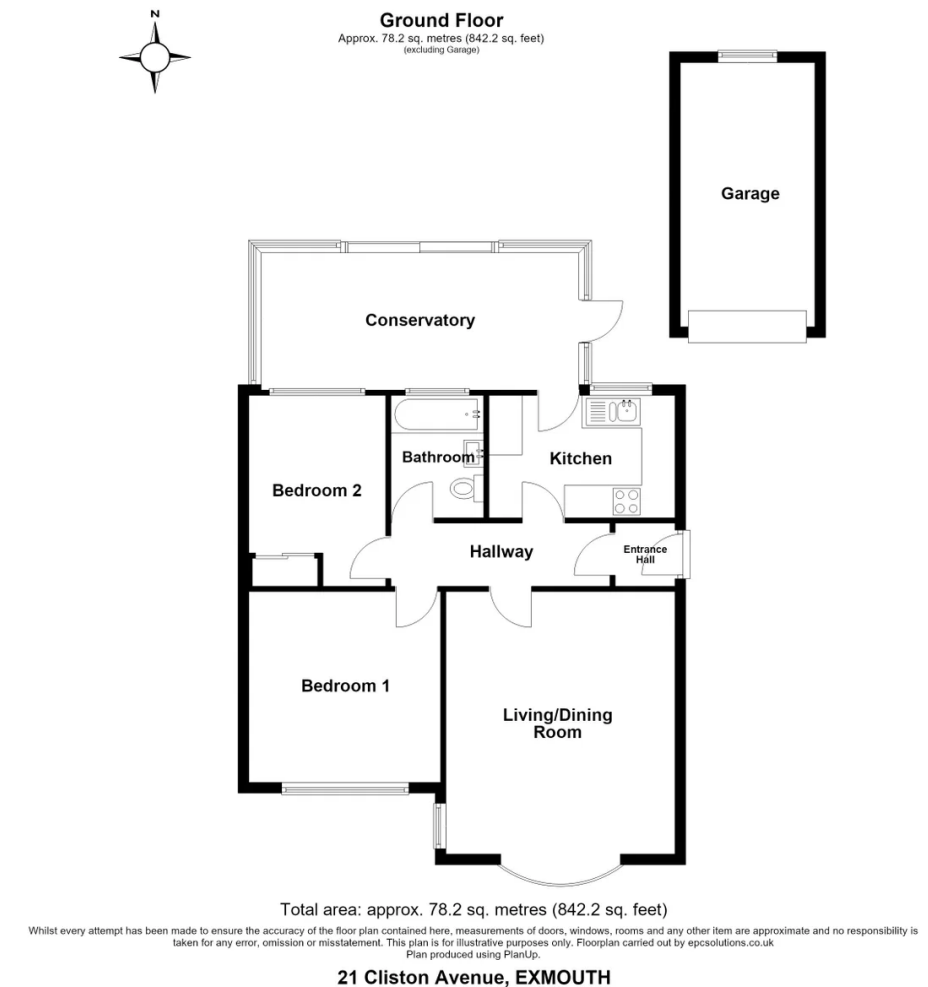
BEDROOM TWO: 3.56m x 2.51m (11'8" x 8'3") Radiator; window to rear aspect.

BATHROOM/WC: 2.26m x 1.73m (7'5" x 5'8") Comprising bath with Mira shower unit over; folding shower splash screen; pedestal wash hand basin; WC in concealed cistern with push button flush; radiator; fully tiled walls; wall mounted cabinet; window with patterned glass.

OUTSIDE: Attractive front garden with rockery garden; well stocked flower and shrub beds offering an array of colour; long patio driveway leading through to the GARAGE. Wrought iron gate gives access through to the rear garden. The rear garden is fully enclosed; fully laid to lawn with mature raised flower and shrub beds; TIMBER GARDEN SHED located to the rear of the garage.

GARAGE: 4.88m x 2.16m (16'0" x 7'1") Electric roller door; power and light connected.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.