

Churchill Road, EX8

MOVELI





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A beautifully presented, extended family home, situated in a popular residential area in Exmouth. The property has three bedrooms, two reception rooms, a lovely kitchen and a detached games room. Viewing is highly recommended.

- A spacious & extended family home
- Situated in Brixington with access to local amenities
- Three good-sized bedrooms
- Two large reception rooms
- Gorgeous kitchen
- Huge games room
- Generous loft room
- Shower room & utility/porch
- West-facing front garden



This superbly presented terraced home has been extended and thoroughly modernised throughout to create a spacious family home with both quality and quantity in equal measure.

The property is situated in Churchill Road in Brixington and is within easy reach of all nearby amenities including the local shops, petrol station, restaurant and local schools. It also has immediate access to the bus route into the town centre and also to Exeter.

The front door opens into a porch area with coat and shoe storage, a door then leads into the hall with stairs to the first floor and access to the ground floor accommodation. The living room is a generous space with a decorative fireplace and a window to the front overlooking the garden. The gorgeous kitchen is fitted with bespoke wall and base units with tiled splash backs, Karndean flooring and space for several appliances, plus an integrated wine cooler. An opening leads into the dining room which has a large window to the side and a wall mounted flame effect heater. Also on the ground floor is the rear porch which is also a utility space with plumbing for a washing machine and dryer. ►



- On the first floor there are three bedrooms and a shower room. Bedroom one is a large double room with a window to the front and fitted storage, bedroom two is a double room with a window to the rear and bedroom three is a large single room with a window to the front and storage over the stairs. The shower room has a walk-in shower, a white W.C and a matching sink unit built into storage. There is also a window to the rear and a heated towel rail. Also from the landing is a staircase leading to the loft room, this is a large space currently used as a bedroom with Velux windows and eaves storage.

Externally, to the front of the property there is a fantastic west facing garden area that gets the sun all afternoon and evening, perfect for those summer nights. To the rear there is a small decked seating area which has previously housed a hot tub. There is access to the games room to the very back, which can be used for a variety of reasons from a gym to an office or studio. Currently it is used as a pool room with darts and fitness equipment, a superb space for entertaining.

Overall, this property represents a wonderful opportunity for a family to acquire a quality home in a popular residential area. The square footage of this home is impressive and offers excellent value for money. Viewing is highly recommended.





LOCATION



Property location

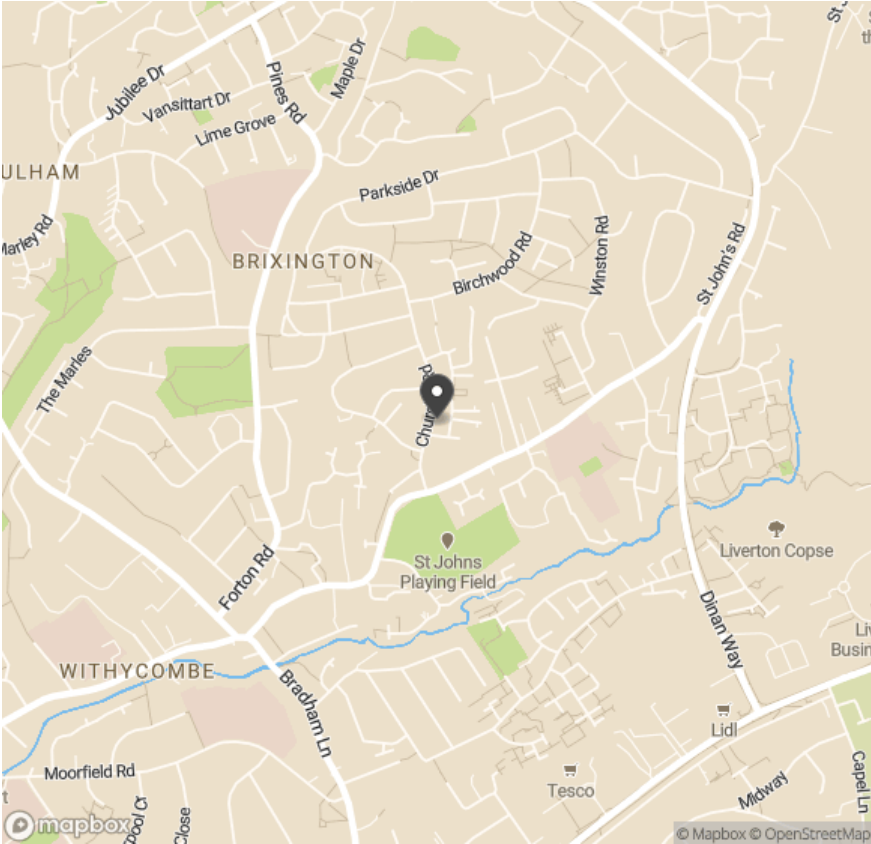
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 70

Potential: 79

FLOOR PLAN

557 sq ft (51 sq m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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