



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2a Mountbatten Close, Exmouth, EX8 4DJ

£245,000
TENURE Freehold



A Good Size Two Bedroom End Of Terrace Modern House With Private Corner Plot Gardens And Driveway Parking

Reception Hall * Ground Floor Cloakroom/Wc * Open-Plan Lounge/Dining Room And Well Equipped Kitchen * Two Good Size First Floor Bedrooms Bathroom/Wc * Double Glazed Windows * Gas Central Heating Super First Time Purchase

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THE ACCOMMODATION COMPRISES: Composite front door with patterned glass inset, giving access to:

RECEPTION HALL: Wood laminate flooring, radiator, uPVC double glazed window with patterned glass, electric consumer unit, smoke detector, stairs rising to first floor landing with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: Pedestal wash hand basin with tiled splashback, WC with push button flush, wood laminate flooring, radiator, ceiling extractor fan.

OPEN-PLAN LOUNGE/DINING ROOM/KITCHEN: LOUNGE/DINING ROOM: 2.87m x 3.56m (9'5" x 11'8") A spacious dual aspect room with uPVC double glazed window to front aspect, uPVC double glazed sliding patio doors opening onto the garden, laminate flooring, TV point, two radiators, opening to: **KITCHEN:** 2.95m x 2.26m (9'8" x 7'5") Well equipped kitchen with patterned work surfaces with tiled surrounds, inset one and a half bowl single drainer sink unit with mixer tap, cupboards, drawer units, plumbing for automatic washing machine, tumble dryer space beneath work surface, gas cooker point with stainless steel chimney extractor hood over with light, wall mounted cupboards, one housing the Worcester gas boiler for hot water and central heating, recessed ceiling spotlighting, uPVC double glazed window to rear aspect, space for upright fridge/freezer, wood laminate flooring.

FIRST FLOOR LANDING: Access to roof space.

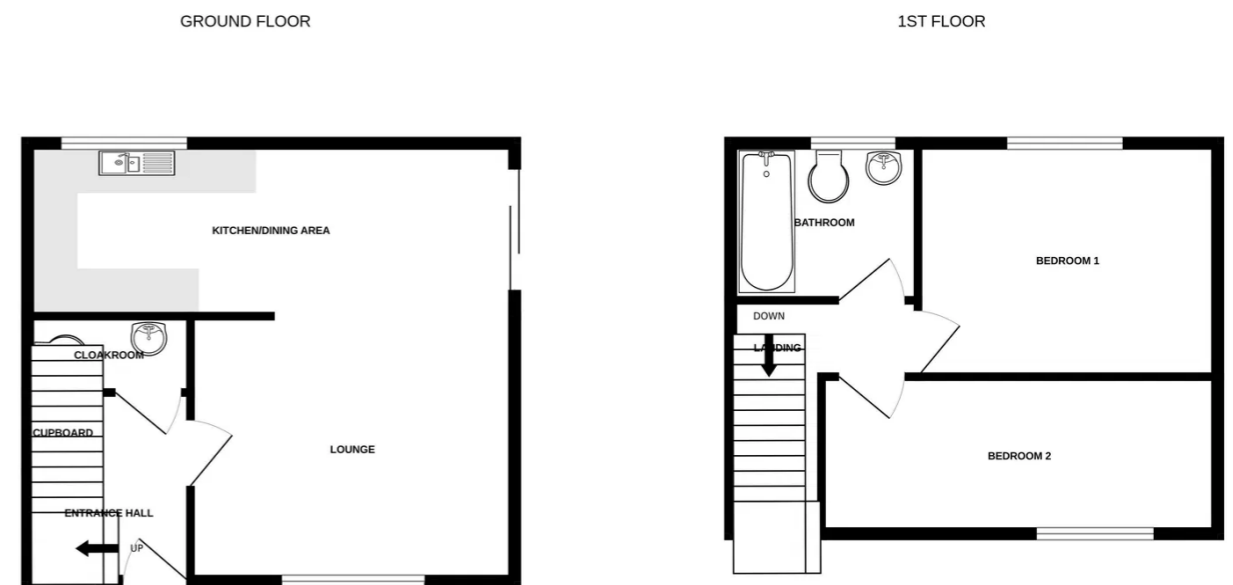
BEDROOM 1: 3.56m x 2.77m (11'8" x 9'1") Radiator, uPVC window to rear aspect.

BEDROOM 2: 4.75m x 1.93m (15'7" x 6'4") Spacious second bedroom with radiator, uPVC double glazed window to front aspect.

BATHROOM/WC: 2.03m x 1.83m (6'8" x 6'0") Comprising of bath with Mira shower unit over, shower curtain and rail, pedestal wash hand basin, WC with push button flush, tiling to splash prone areas, radiator, uPVC double glazed window with patterned glass.

OUTSIDE: The property is conveniently located enjoying a corner position well screened by mature conifer hedging and timber fencing, approached by a wooden gate, pathway leading to the front door, outside light. Lawned areas of good size lawned front and side gardens with patio sun terrace area ideal for outside entertaining, further outside lighting, access through to an enclosed rear garden area with outside cold water tap. A wooden side gate gives access to driveway parking area.

FLOOR PLAN:



MOUNTBATTEN CLOSE

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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