



29 Cheriswood Avenue, Exmouth,
EX8 4HG

GUIDE PRICE

£500,000

TENURE Freehold



A Most Spacious And Well Presented Five Bedroom Detached House Forming Part Of A Select Development Close To Schools And Bus Routes With Front And Rear Gardens, Driveway And Garage/Store.

Bright And Spacious Accommodation * Reception Hall * Ground Floor Cloakroom/WC * Living Room * Sun Room/Dining Room Extension * Spacious Kitchen/Breakfast Room * Good Size Utility Room * Five Bedrooms (Two With En-Suite Facilities Arranged Over The First And Second Floor) * Family Bathroom Suite * Central Heating And Double Glazed Windows * Superb Family Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES: Entrance canopy with part glazed front door to:

RECEPTION HALL: Wood laminate flooring; radiator; stairs rising to first floor landing with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: Fitted with vanity style wash hand basin; WC with push button flush; fully tiled walls; radiator; double glazed window with patterned glass; wood laminate flooring.

LOUNGE: 4.37m x 3.66m (14'4" x 12'0") A most attractive room with double glazed double doors opening on to the DINING ROOM/SUN ROOM extension. Television point; radiator.

DINING ROOM/SUN ROOM: 3.94m x 3.91m (12'11" x 12'10") A fine addition to the accommodation providing a versatile living space with Upvc double glazed window overlooking the rear gardens and double glazed patio doors also providing access to the rear garden; feature vaulted style ceiling.

KITCHEN/BREAKFAST ROOM: 7.85m x 2.36m (25'9" x 7'9") maximum measurement. A spacious through room with double glazed windows overlooking the front and rear aspects. The KITCHEN AREA is fitted with worktops with inset ceramic one and a quarter bowl sink unit with cupboards and drawer units; integrated dishwasher beneath worktops; wall mounted cupboards with concealed lighting beneath; fitted Leisure five ring gas cooker with stainless steel chimney style extractor hood over with light; tiled surrounds; space for upright fridge freezer; recessed ceiling spotlighting. The BREAKFAST ROOM is again fitted with patterned worktops with a wide range of cupboards and drawer units beneath; wall mounted cupboards; wine rack; tiled surrounds; radiator; recessed ceiling spotlighting; Upvc double glazed door to outside with patterned glass.

UTILITY ROOM: 2.64m x 2.39m (8'8" x 7'10") Single drainer sink unit set into work surfaces with cupboards, drawer units and plumbing for automatic washing machine beneath; further appliance space; wall mounted cupboards; wood laminate flooring.

FIRST FLOOR LANDING: Staircase rising to second floor with understairs storage cupboard beneath.

BEDROOM ONE: 4.01m x 3.4m (13'2" x 11'2") Fitted floor to ceiling wardrobes with double doors and mirror fronted sliding doors; further built in double wardrobe; radiator; double glazed window to front aspect.

EN-SUITE SHOWER ROOM/WC: Fitted with shower cubicle with shower unit; folding shower splash screen door; vanity style wash hand basin; WC; fully tiled walls; shaver socket; ceiling spotlighting; ceiling extract fan; mirror fronted medicine cabinet; double glazed window with patterned glass.

BEDROOM TWO: 3.99m x 2.49m (13'1" x 8'2") Upvc double glazed window to front aspect enjoying a pleasant open outlook; wall recess with display surface and fitted shelf over; radiator.

BEDROOM THREE: 3.76m x 2.39m (12'4" x 7'10") Another good size double bedroom with built in double wardrobe in wall recess; fitted bedroom furniture including two bedside tables and two further built in wardrobes; radiator; Upvc double glazed window to rear aspect.

BEDROOM FIVE: 2.18m x 2.11m (7'2" x 6'11") plus doorway recess. Radiator; Upvc double glazed window to rear access.

FAMILY BATHROOM/WC: Fitted with a good size bath with tiling to splashback areas; shower cubicle; stylish vanity style wash hand basin; WC; radiator; ceiling extractor fan; Upvc double glazed window with patterned glass.

SECOND FLOOR LANDING AREA: With fitted cupboards; double glazed Velux window; door to:

SECOND FLOOR BEDROOM SUITE (BEDROOM FOUR): 5.56m x 3.76m (18'3" x 12'4") A lovely size room with two double glazed Velux windows gaining lovely views to the Estuary and coastline in the distance; wood laminate flooring; radiator; access to eave storage space; recessed ceiling spotlighting; door to:

EN-SUITE CLOAKROOM/WC: Fitted with vanity style wash hand basin; WC; radiator; double glazed Velux window.

OUTSIDE: Quietly located the property enjoys a double width driveway to the front of the property with parking for numerous vehicles leading to the GARAGE/STORE. The front garden is laid to lawn with hedge borders. To the rear of the property is an enclosed garden enjoying a patio sun terrace area immediately adjacent to the property both ideal for outside entertaining. The remainder of the garden is laid to lawn with colourful flower and shrub beds. Outside cold water tap and outside lighting. Timber garden shed. A pathway and gate gives access back round to the front of the property.

GARAGE/STORE: 2.41m x 2.36m (7'11" x 7'9") With up and over door; light connected.

FLOOR PLAN:



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 misstatement. 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 is given as to their operability or efficiency can be given.
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