



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

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Sixpence Cottage, 6 Pound Street,
Exmouth, EX8 2SY

GUIDE PRICE
£189,950
TENURE Freehold



A Well Presented End Of Terrace Cottage Located Close To The Heart Of The Town Centre And Ten Minutes Walk To The Seafront. Presenting A Versatile Property, Perfectly Suited For A Permanent Residence, Holiday Retreat Or Investment Opportunity

Quaint Well Presented Accommodation * Lounge With Feature Fireplace * Good Size Kitchen With Skylight Window * Double Bedroom * Modern Bathroom Suite * South-Facing Roof Terrace Garden * Upvc Double Glazed Tilt Or Turn Windows * Gas Central Heating Prime Location * No Onward Chain * Viewing Strongly Recommended

Sixpence Cottage, 6 Pound Street, Exmouth, EX8 2SY

Pennys Estate Agents are delighted to present for sale Sixpence Cottage in Pound Street. A unique opportunity to acquire a cosy and charming property with private south-facing roof terrace conveniently located close to the town centre. The accommodation is well presented and move-in ready. Viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: uPVC double glazed front door with arched window inset with frosted glass giving access to:

LOUNGE: 14'6 x 9'6 (4.42m x 2.9m) uPVC tilt and turn window to front aspect, wood-effect flooring, stairs rising to first floor with storage cupboard beneath, feature fireplace, radiator, recessed LED ceiling lights, electric consumer unit, smoke detector, opening through to:

KITCHEN: 10'4 x 8'5 (3.15m x 2.57m) Generous cupboard space and wall units with matching corner display unit offering ample storage and work top surfaces, drawer unit, inset sink with drainer, 5 ring Gas Hob with tiled splashback and stainless steel chimney style extractor hood with light. Built in Electric oven, Integrated Fridge and Freezer, breakfast bar area, recessed LED ceiling lights, wood laminate flooring, skylight window.

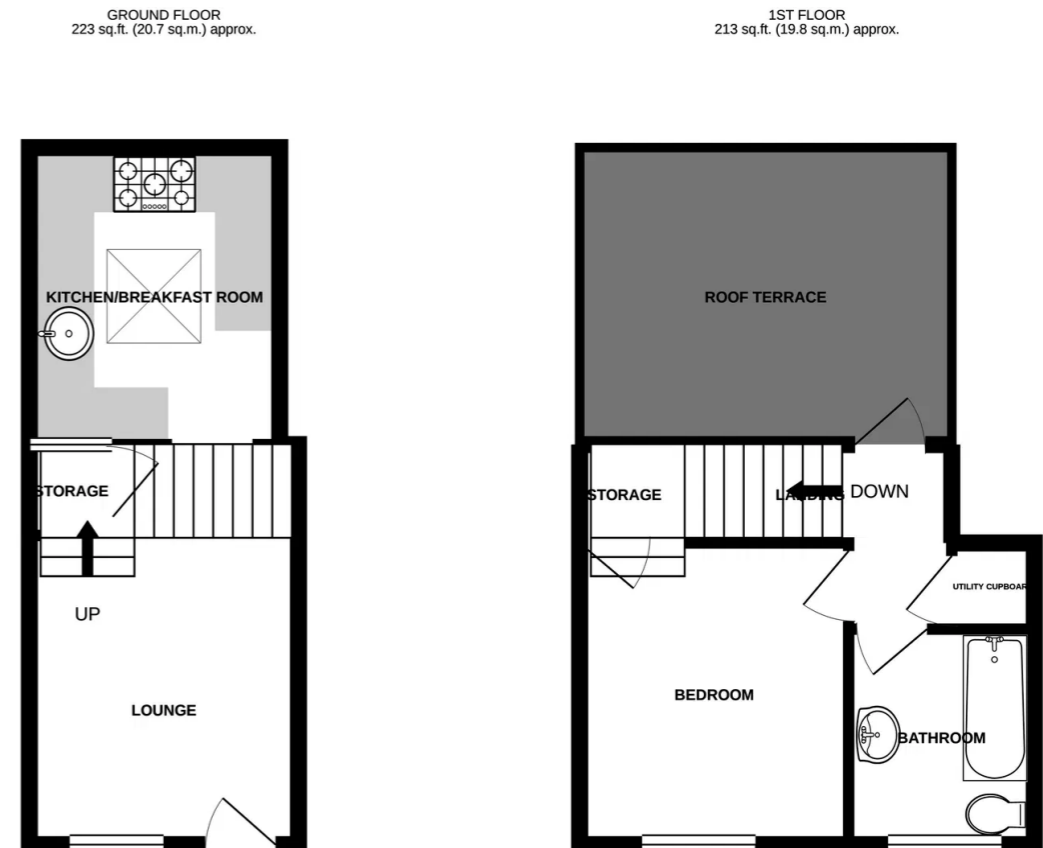
FIRST FLOOR LANDING: With uPVC double glazed tilt and turn door with patterned glass giving access to the decked sun terrace, smoke detector, utilities cupboard which houses the gas boiler for hot water and central heating, plumbing for automatic washing machine, light connected.

BEDROOM 1: 10'6 x 9'9 (3.2m x 2.97m) uPVC double glazed tilt and turn window to front aspect, wood laminate flooring, radiator, access to roof space, storage cupboard.

BATHROOM/WC: Stylishly fitted with a modern suite comprising of bath with shower over including shower screen, circular wash hand basin with chrome mixer tap and wall mirror above. WC with push button flush, radiator, attractive tiling to splash prone areas, Access to loft space. UPVC double glazed tilt and turn window with patterned glass.

OUTSIDE: First floor decked south-facing roof terrace, accessed from the first floor landing, offers a private and peaceful outdoor area with outdoor power supply and Lighting. An ideal space for relaxing/entertaining.

FLOOR PLAN:



TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.
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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