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Pennys estate agents

www.pennys.net

94 Brixington Lane, Exmouth, EX8 4JQ

GUIDE PRICE
£395,000
TENURE Freehold



A Spacious Detached Three Bedroom Bungalow With Ample Parking, Pleasant Gardens, Garage And Located Close To Range Of Amenities And Bus Services

Large Entrance Porch * Lounge/Dining Room * Kitchen * Full Width Conservatory Extension * Three Bedrooms * Bathroom/Wc * Driveway And Turning Area * Single Garage * Sunny Aspect Rear Garden
No Onward Chain

rightmove

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THE ACCOMMODATION COMPRISES: UPVC double glazed front door with patterned glass giving access to:

ENTRANCE PORCH: 10' 0" x 7' 0" (3.05m x 2.13m) UPVC double glazed windows with patterned glass to either side of front door; tiled flooring; direct access into the garage; carriage light; inner door with patterned glass opening to:

ENTRANCE HALL: With radiator; electric consumer unit; alarm control panel; linen cupboard housing heater and slatted shelving; doors leading to:

LOUNGE/DINING ROOM: 22' 0" x 16' 0" (6.71m x 4.88m) maximum overall measurement. A bright and spacious room with UPVC double glazed window to rear elevation; attractive wooden fire surround with marble hearth and inset housing electric living flame effect fire; television point; telephone point; coved ceiling; radiator; thermostat control for central heating; sliding double glazed patio doors opening to:

CONSERVATORY EXTENSION: 25' 0" x 7' 11" (7.62m x 2.41m) Spanning the full width of the property with UPVC double glazed windows overlooking the rear garden; UPVC double glazed double doors opening onto the rear garden; radiator; power; wall lighting; plumbing for automatic washing machine and cold water tap.

KITCHEN: 9' 9" x 8' 4" (2.97m x 2.54m) Comprising of a single drainer one and a half bowl sink unit with mixer tap over set into work surface with cupboards and dishwasher space beneath, tiling to splash prone area; further range of work surfaces with additional cupboards and drawer units beneath; inset four ring gas hob with built-in oven below and extractor hood over; matching range of wall units at eye-level with concealed lighting under; wall mounted Vaillant gas boiler serving domestic hot water and central heating; tiled surrounds; tiled flooring UPVC double glazed window overlooking the conservatory and UPVC double glazed door with patterned glass giving access to the conservatory.

INNER HALLWAY: With access to roof space; and doors to:

BEDROOM ONE: 12' 2" x 10' 2" (3.71m x 3.1m) UPVC double glazed window to front elevation; fitted wardrobes; radiator; coved ceiling.

BEDROOM TWO: 9' 10" x 8' 9" (3m x 2.67m) UPVC double glazed window to front elevation with deep window sill; radiator; coved ceiling.

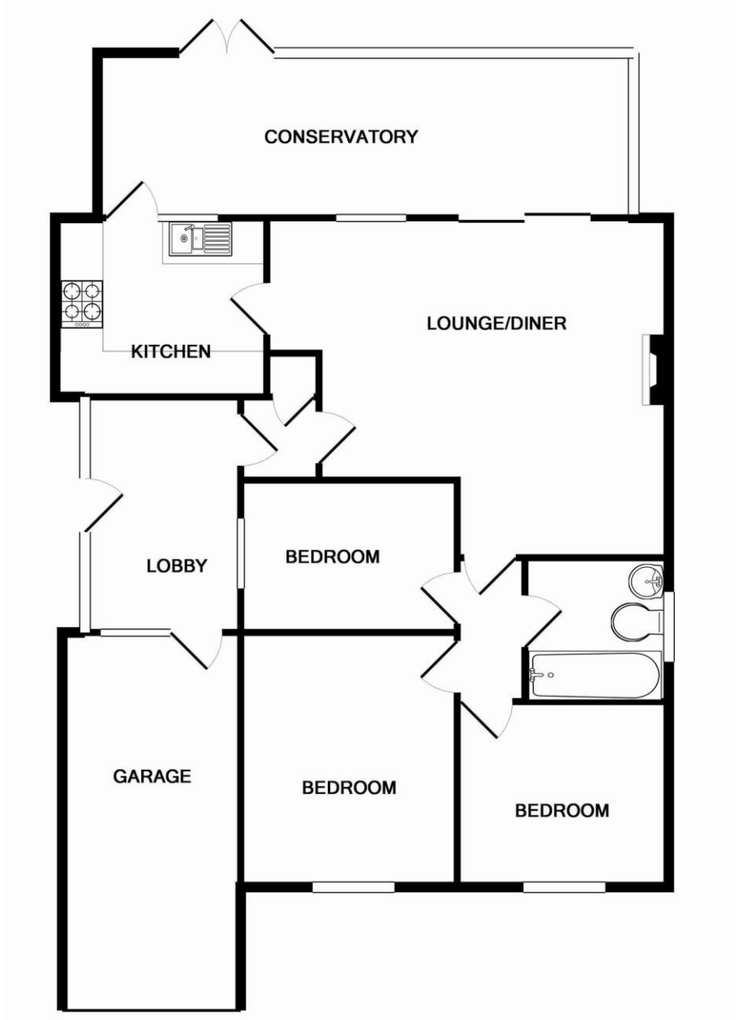
BEDROOM THREE: 10' 0" x 6' 11" (3.05m x 2.11m) UPVC double glazed window to side elevation; radiator; coved ceiling.

BATHROOM/WC: Comprising of a bath with Mira shower unit over and shower splash screen; pedestal wash hand basin; WC with dual push button flush; attractive tiling to splash prone areas; radiator; wall mounted mirror fronted medicine cabinet; ceiling extractor fan; UPVC double glazed window with patterned glass.

OUTSIDE: The property is approached via a long driveway and turning area leading to a single garage, also to the front of the property is a lawned area of garden with shrubs. A patio side pathway with outside lighting and gate gives access to the rear garden which is a lovely feature of the property. The rear garden comprises of a lawned area edged with shrub beds , a block paved sun terrace and hard-standing area with timber garden shed, the garden enjoys a pleasant open outlook towards the town.

GARAGE: 17' 0" x 8' 4" (5.18m x 2.54m) With up and over door, power and light connected, UPVC double glazed window and UPVC double glazed door giving direct access into the property.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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