

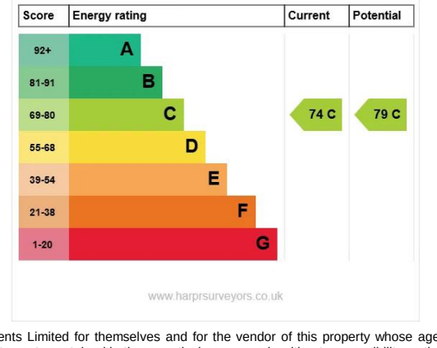


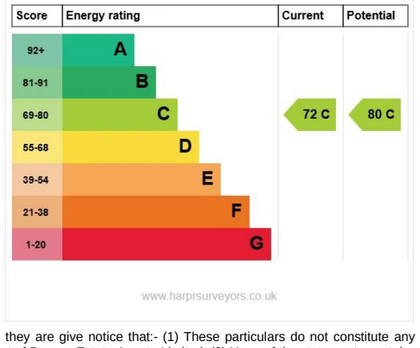












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77a St Johns Road, Exmouth,
EX8 4GA

GUIDE PRICE
£450,000
TENURE Freehold



* Fantastic Value *

A Detached Bungalow With Large Annexe Standing In Generously Sized Gardens With Ample Parking.

Lounge/Dining Room * Kitchen * Four Bedrooms * Bathroom/WC * 71m Sq Annexe Comprising: Lounge/Dining Room * Spacious Kitchen * Double Bedroom With En Suite Shower Room * The Heating Is Fuelled By Kerosene Heating Oil Which Is Hassle Free And Very Economical To Run, Making It A Cheaper Option Than Gas
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77a St Johns Road, Exmouth, EX8 4GA

THE ACCOMMODATION COMPRISES: Upvc double glazed front door giving access to:

LOUNGE/DINING ROOM: 7.01m x 3.45m (23'0" x 11'4") A spacious room with double glazed Velux window; recessed ceiling spotlighting; radiator; television point; wood laminate flooring; opening through to:

KITCHEN: 3.51m x 2.69m (11'6" x 8'10") Fitted with a range of wood effect work tops with tiled surrounds with a wide range of cupboards, drawer units and space for dishwasher beneath worktops; wall mounted cupboards; inset one and a half bowl single drainer sink unit; four ring electric hob with built in oven below; stainless steel chimney style extractor hood over; space for large fridge freezer; Upvc double glazed window; wood laminate flooring.

UTILITY ROOM: 3.17m x 2.13m (10'5" x 7'0") A useful room with wood effect work tops with inset single drainer sink unit; cupboards; plumbing for automatic washing machine and tumble dryer space beneath; Royal boiler for hot water and central heating; radiator; wood laminate flooring; Upvc double glazed window. From this room there is access through to the ANNEXE.

From the LOUNGE/DINING ROOM glazed panelled door to:

INNER HALLWAY: With access to roof space via loft ladder; radiator; wood laminate flooring; cupboard housing electric consumer unit and meters; further adjoining storage cupboards.

BEDROOM ONE: 3.94m x 3.15m (12'11" x 10'4") Double glazed window overlooking the gardens; radiator; wood laminate flooring.

BEDROOM TWO: 4.09m x 3.15m (13'5" x 10'4") Wood laminate flooring; radiator; Upvc double glazed window overlooking the gardens.

BEDROOM THREE: 3.71m x 2.72m (12'2" x 8'11") Radiator; wood laminate flooring; Upvc double glazed window.

BATHROOM: 2.67m x 1.52m (8'9" x 5'0") A modern suite with splashback walls; bath with shower unit over; shower splash screen; pedestal wash hand basin; radiator; Upvc double lazed window with frosted glass.

SEPARATE CLOAKROOM/WC: Fitted with WC with push button flush; Upvc double glazed window with frosted glass.

From the Utility Room, access to:

HALLWAY: With doors leading to:

BEDROOM FOUR: 3.71m x 2.62m (12'2" x 8'7") Built in range of wardrobes; double glazed window to side aspect; radiator.

SHOWER ROOM/WC: 2.57m x 1.47m (8'5" x 4'10") Shower cubicle with Mira shower unit; pedestal wash hand basin; WC; tiling to splash prone areas; fitted mirror with LED display lighting over; heated towel rail; extractor fan.

ANNEXE: The annexe is of significant size (approximately 71sq metres) and enjoys its own private access and can also be access from the main property. Composite front door with patterned glass to:

ENTRANCE PORCH: 2.49m x 1.8m (8'2" x 5'11") Wood laminate flooring; two sets of Upvc double glazed windows; radiator; glazed panel inner door to:

KITCHEN: 4.34m x 3.68m (14'3" x 12'1") A lovely sized modern kitchen fitted with a range of patterned work tops and tiled splashbacks including an Island unit with downlighters over; wide range of cupboards and drawer units with appliance space beneath with integrated dishwasher; sink unit with integrate drainer; induction hob with extractor hood over; built in oven with deep drawer units beneath and storage cupboard over; wall mounted cupboards; integrated fridge and freezer; pull out larder style cupboard; television point; recessed ceiling spotlighting; radiator; Upvc double glazed window; glazed panel door to:

LOUNGE/DINING ROOM: 5.11m x 4.95m (16'9" x 16'3") A spacious dual aspect room with Upvc double glazed windows both overlooking the communal gardens; radiator; television point; Upvc double glazed window to rear sun decked terrace; door to:

BEDROOM: 6.2m x 4.37m (20'4" x 14'4") maximum overall measurement. A superb spacious bedroom with Upvc double glazed window overlooking the gardens; built in floor to ceiling range of wardrobes with sliding doors, clothes rail and shelving; recessed ceiling spotlighting.

EN-SUITE SHOWER ROOM/WC: 2.39m x 2.26m (7'10" x 7'5") A modern spacious room with oversized corner shower cubicle; splashback walls; Mira shower unit; curved shower splash screen doors; wash hand basin set in display surface with cupboards beneath and concealed push button flush; Upvc double glazed window with patterned glass; fully tiled walls; recessed ceiling spotlighting; radiator.

OUTSIDE: The property has vehicular access via Somerville Close and pedestrian access from St Johns Road. A super feature of the property is the ample parking with generously sized lawned gardens surrounding the property. There is a GARDEN STORE with roller door with decked area directly in front. There is a further raised decked terrace to the rear of the ANNEXE.Where the main bungalow is accessed there is a lovely patio sun terrace with decorative stone garden area with outside lighting enjoying a high degree of privacy and seclusion. Oil tank located in the corner of the garden. Outside power supply and outside cold water tap.

Agents Note: The heating is fuelled by Kerosene Heating Oil, which is hassle free and very economical to run, making it a cheaper option than gas.

FLOOR PLAN:

