



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

9 Chaucer Rise, Exmouth, EX8 5SY

GUIDE PRICE
£400,000
TENURE Freehold



A Beautifully Presented Detached Three Double Bedroom Family Home
SituatEd In A Favoured Location With Attractive Good Size Rear Garden,
Driveway Plus Block Paved Parking Area And Single Garage

Reception Hall & Ground Floor Cloakroom/WC * High Quality Re-Fitted Kitchen/Breakfast
Room * Spacious Lounge/Dining Room * Three Bedrooms * Main Bedroom With En-Suite
Shower Room/WC * Family Bathroom Suite * Gas Central Heating Via Modern Boiler
uPVC Double Glazed Windows * Attractive Rear Garden * NO ONWARD CHAIN

9 Chaucer Rise, Exmouth, EX8 5SY

THE ACCOMMODATION COMPRISES:

OPEN ENTRANCE PORCH: With courtesy light; front door with fan window inset giving access to:

SPACIOUS RECEPTION HALL: A fine entrance to the property with staircase rising to the first floor landing with useful understairs storage cupboard beneath; wood flooring; radiator; coved ceiling; door giving direct access into the garage.

GROUND FLOOR CLOAKROOM/WC: Comprising of a wash hand basin with splashback; WC; radiator; wood flooring; wall mounted mirror-fronted cabinet; electric consumer unit; coved ceiling; uPVC double glazed window with patterned glass and window shutter.

KITCHEN/BREAKFAST ROOM: 16' 6" x 9' 3" (5.03m x 2.82m) Stylishly re-fitted now comprising a range of quality work top surface with matching splashbacks; range of cupboards, drawer units, integrated dishwasher and freezer beneath work tops; inset one and a half bowl single drainer sink unit with hose style mixer tap; inset five ring Rangemaster gas hob with splashback and matching chimney style extractor hood over with light; built-in double oven and grill with cupboards above and below; range of matching wall mounted cupboards (one housing the gas boiler serving domestic hot water and central heating); built-in microwave oven; integrated upright fridge; stylish upright radiator; matching cupboard with plumbing for washing machine and tumble dryer with display surface over; recess ceiling spotlighting; coved ceiling; wood flooring; uPVC double glazed window to front aspect enjoying a pleasant open outlook.

LOUNGE/DINING ROOM: 17' 6" x 11' 6" (5.33m x 3.51m) A spacious room with uPVC double glazed window overlooking the rear garden; uPVC double glazed doors opening onto the rear garden both fitted with wooden window shutters; wood flooring; two radiators; television point; BT & Sky connection; coved ceiling.

FIRST FLOOR LANDING: With access to roof space; radiator; linen cupboard with slatted shelving; uPVC double glazed window to side aspect with wooden window shutters.

BEDROOM ONE: 13' 4" x 9' 8" (4.06m x 2.95m) plus doorway recess. uPVC double glazed window to rear aspect with fitted wooden window shutters; built-in double wardrobe with clothes rail and shelf; radiator; coved ceiling; telephone point; television point; door to:

EN-SUITE SHOWER ROOM/WC: Comprising of a shower cubicle with shower unit; pedestal wash hand basin with wall mounted mirror-fronted cabinet over; WC; attractive extensively tiled walls; radiator; uPVC double glazed window with patterned glass with wooden window shutters.

BEDROOM TWO: 10' 4" x 10' 0" (3.15m x 3.05m) A good size double bedroom with uPVC double glazed window wooden window shutters enjoying a pleasant open outlook; built-in double wardrobe with clothes rail and shelf; coved ceiling; radiator.

BEDROOM THREE: 10' 0" x 7' 4" (3.05m x 2.24m) Another good size bedroom with uPVC double glazed window to rear aspect with fitted wooden window shutters; radiator; coved ceiling.

BATHROOM/WC: 6' 11" x 5' 11" (2.11m x 1.8m) Comprising of a bath with hand grips, shower attachment, shower curtain and rail; pedestal wash hand basin; WC: attractive tiling to splash prone areas; heated towel rail; extractor fan; coved ceiling; recess ceiling spotlighting; light/shaver socket; wall mounted cabinet; uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property there is an attractive decorative stone garden area. A block paved additional parking area and tarmac driveway lead to the single garage. Two wooden side gates and patio pathways give access through to the REAR GARDEN which is a lovely feature of the property offering a high degree of privacy and seclusion and enjoying a sunny aspect. Comprising of a good size patio sun terrace ideal for al-fresco dining/entertaining edged with raised decorative stone flower beds, outside lighting and sun canopy. From this area a few patio steps rise to a good size area of lawned garden edged with shrub beds with decorative stone garden/seating area.

GARAGE: 18' 0" x 8' 8" (5.49m x 2.64m) With power and light connected; door giving direct access to the rear garden.

FLOOR PLAN:

