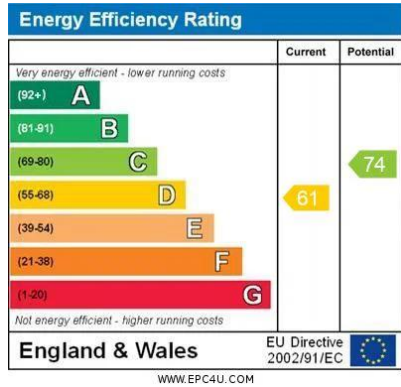




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys 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.

1 April Close, Exmouth, EX8 4QE

GUIDE PRICE
£320,000
TENURE Freehold



**An Extended Semi-Detached Bungalow Located In A Select Cul-De-Sac
Enjoying Estuary And Coastline Views**

Double Glazed Entrance Porch * Reception Hall * Reception Hall * Fitted Kitchen Opening
Through To Dining Room Extension * Two Double Bedrooms * Double Glazed Side Sun
Porch / Conservatory * Driveway & Garage * Manageable Gardens * Gas Central Heating
& Double Glazed Windows * No Onward Chain

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THE ACCOMMODATION COMPRISES: uPVC double glazed leaded light front door giving access to:

ENTRANCE PORCH: uPVC double glazed leaded light windows overlooking the front garden; tiled flooring; courtesy lighting; inner uPVC front door with oval patterned window inset and matching picture window to one side leading to the:

RECEPTION HALL: With access to roof space; radiator; coved ceiling; coats cupboard; cupboard housing electric meter; telephone point.

LOUNGE: 13' 2" (4.01m) x 10' 11" (3.33m) maximum measurement into wall recesses. uPVC double glazed leaded light window overlooking the front aspect; radiator; coved ceiling; television point; wall mounted electric living flame effect fire.

KITCHEN: 9' 9" (2.97m) x 9' 3" (2.82m) A modern fitted kitchen comprising of a range of gloss patterned work top surfaces with patterned tiled surrounds; inset one and a half bowl single drainer sink unit with mixer tap and tap water filter; range of base cupboards, drawer units, space and plumbing for washing machine and dishwasher beneath work tops; matching range of wall units at eye-level; integrated fridge and freezer; built-in oven with cupboards above and below; inset four ring induction hob with extractor hood over; recess ceiling LED spotlighting; coved ceiling; radiator. Opening through to:

DINING ROOM / SITTING ROOM EXTENSION: 17' 0" (5.18m) x 7' 3" (2.21m) Two uPVC double glazed windows to rear aspect both gaining estuary and coastline views; coved ceiling; recess ceiling spotlighting; two radiators; uPVC double glazed door giving access to outside.

BEDROOM ONE: 11' 5" (3.48m) x 9' 11" (3.02m) uPVC double glazed double doors opening onto the rear garden; coved ceiling.

BEDROOM TWO: 10' 11" (3.33m) x 10' 0" (3.05m) uPVC double glazed leaded light window to front aspect; radiator; coved ceiling.

SHOWER ROOM / WC: Fitted with a corner shower cubicle with Mira shower unit and curved shower splash screen doors; pedestal wash hand basin; WC; extensively tiled walls; ceiling extractor fan; mirror fronted medicine cabinet; chrome heated towel rail; uPVC double glazed window with patterned glass.

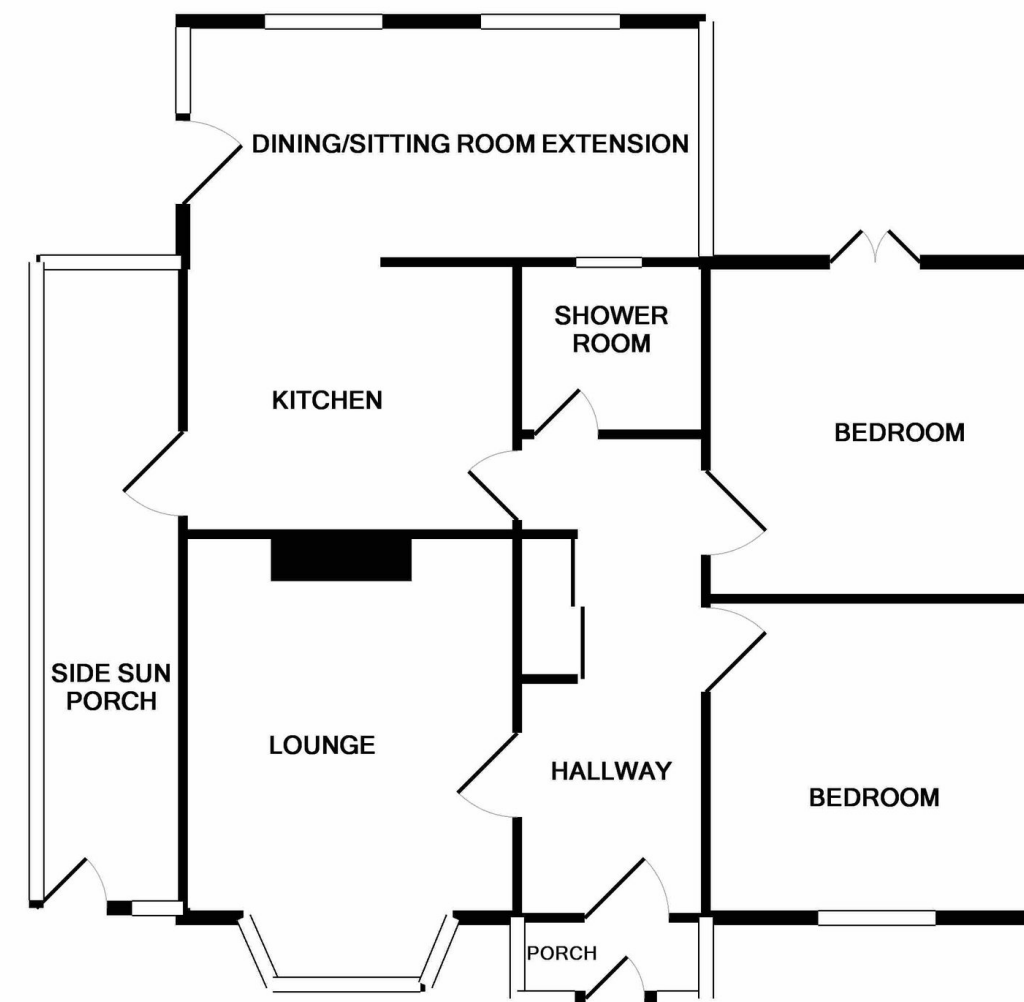
From the kitchen a glazed panelled door gives access to:

SIDE ENTRANCE PORCH: 19' 6" x 4' 3" (5.94m x 1.3m) A very useful area with uPVC double glazed door giving access to the front elevation; uPVC double glazed windows to side and rear elevations; power connected; courtesy lighting; uPVC double glazed roof; fitted storage cupboards with patterned work surface over and eye-level wall mounted cupboard.

OUTSIDE: To the front of the property there is a garden with a wide variety of mature shrubs and plants offering an array of colour, a driveway provides off-road parking and leads to the GARAGE with up and over door; power and light connected; double glazed window to side aspect. A wooden side gate gives access through to the small REAR GARDEN which is fully enclosed and offers a high degree of privacy and a sunny aspect. Comprising of a decked area with outside lighting and a raised decorative stone garden area adjoining the rear of the property.

GARAGE: 16' 2" x 9' 0" (4.93m x 2.74m) With up and over door; power and light connected; window to side aspect; uPVC double glazed door giving access to the rear garden.

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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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.