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92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Pennys estate agents

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1 Colvin Close, Exmouth, EX8 2HN

GUIDE PRICE
£660,000
TENURE Freehold



An Individually Built Detached House Enjoying An Enviable Location With Ample Parking, Double Garage And Enclosed Private Corner Plot Gardens

Reception Hall * Ground Floor Cloakroom/Wc * Good Size Lounge * Open Plan Kitchen/Breakfast/Dining Room * Study * Four First Floor Bedrooms – Main Bedroom With En-Suite Bathroom/Wc * Stylish Four Piece Family Bathroom Suite Gas Central Heating * Upvc Double Glazed Windows * Avenues Location Close To Shopping Parade * Offered For Sale With No Ongoing Chain

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

1 Colvin Close, Exmouth, EX8 2HN

Pennys are delighted to offer for sale this individually built detached house, located in a favoured area close to amenities. The property offers bright and spacious accommodation, which includes a modern kitchen/breakfast/dining room, good size lounge, ground floor study, cloakroom/WC, four bedrooms, en-suite bathroom/wc and four piece family bathroom. Outside there is ample parking offered via tarmacadam driveway and turning area, large double garage and manageable enclosed and private gardens. Viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: Composite front door to:

SPACIOUS RECEPTION HALL: A fine entrance to the property with uPVC double glazed window, radiator, staircase rising to first floor landing with useful understairs storage cupboard (which houses the water cylinder) beneath.

GROUND FLOOR CLOAKROOM/WC: Wash hand basin set in display surface with tiled splashback, WC with concealed cistern and push button flush, radiator, uPVC double glazed window with patterned glass.

LOUNGE: 6.55m x 0m (21'6" x 10'4") Two radiators, uPVC double glazed window overlooking the rear garden, uPVC double glazed double doors opening onto the garden, TV point.

KITCHEN/BREAKFAST/DINING ROOM: 6.71m x 3.63m (22'0" x 11'11") A most spacious and bright through room, stylishly fitted with a range of working surfaces with tiled surrounds, cupboards, drawer units, integrated dishwasher, pull out carousel unit, wine rack beneath working surfaces, central island/breakfast bar with further base units and drawers, two pull out refuse drawer units beneath. Integrated fridge and freezer, matching wall mounted cupboards with concealed lighting beneath, inset one and a half bowl single drainer sink unit with mixer tap, gas Range cooker with extractor fans over, recessed ceiling led spotlighting in kitchen/breakfast area and downlighting in dining area, uPVC double glazed window to front aspect and uPVC double glazed double doors opening onto the rear garden, door giving access through to the garage.

STUDY: 3.48m x 3.45m (11'5" x 11'4") maximum overall measurements with three uPVC double glazed windows to front and side aspects, radiator.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM 1: 4.5m x 3.68m (14'9" x 12'1") A spacious dual aspect main bedroom with uPVC double glazed , windows to front and side aspects gaining pleasant views towards the Maer Valley, TV point, radiator.

EN-SUITE BATHROOM/WC: 3.66m x 1.63m (12'0" x 5'4") Fitted with a P-shaped bath with Mira shower unit and shower splash screen, vanity style wash hand basin, WC with concealed cistern and push button flush, tiling to splash prone areas, chrome heated towel rail, linen cupboard recessed ceiling spotlighting and ceiling extractor fan, part-sloping ceiling with double glazed Velux window with fitted blind.

BEDROOM 2: 3.94m x 3.15m (12'11" x 10'4") Radiator, TV point, uPVC double glazed window to rear aspect.

BEDROOM 3: 3.56m x 2.57m (11'8" x 8'5") Access to eaves storage space, TV point, radiator, uPVC double glazed window to side aspect.

BEDROOM 4: 3.23m x 3.02m (10'7" x 9'11") maximum overall measurement. Display surface over stairwell recess, radiator, uPVC double glazed window to front aspect gaining pleasant views towards the Maer Valley.

BATHROOM/WC: 3.43m x 2.31m (11'3" x 7'7") A stylish four piece bathroom suite with oval bath with free-standing chrome mixer tap and shower attachment, shower cubicle with Mira shower unit, shower splash screens, tiled shower cubicle, WC with concealed cistern with push button flush, wash hand basin set in display surface with cupboards beneath, fitted mirrors and matching fitted cupboards and light over, chrome heated towel rail, recessed ceiling spotlighting, uPVC double glazed window with patterned glass to front aspect.

OUTSIDE: Enjoying a favoured 'Avenues' location, the property is approached via a sweeping driveway and turning area providing ample parking and leading to the large garage. A gate gives access to the lawned area of front garden with decorative pathway, screened by mature hedging and a wooden side gate and pathway gives access through to the rear garden. The rear garden offers a high degree of privacy and seclusion, fully enclosed with decked sun terrace, providing an ideal area for outside entertaining. There is a lawned garden with mature flower and shrub beds, outside cold water tap, timber lean-to shed, outside lighting.

DOUBLE GARAGE: 6.38m x 6.1m (20'11" x 20'0") (approximately). Electric roller door plus Upvc pedestrian door, plumbing for automatic washing machine, radiator, wall mounted Worcester gas boiler for hot water and central heating, uPVC double glazed window with patterned glass. A uPVC double glazed door gives direct access to the rear garden.

SEPARATE FLOOR PLAN:

FLOOR PLAN:



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.