



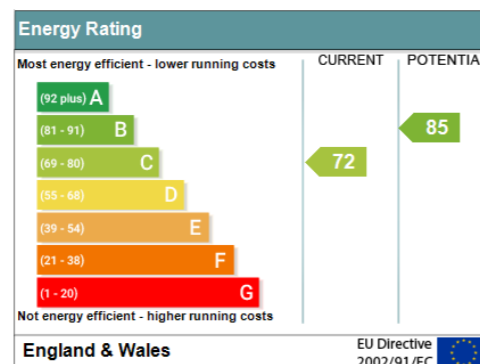
2 Trelivan Close, Exmouth, Devon,
EX8 5RJ

GUIDE PRICE
£435,000
TENURE Freehold



A Spacious Detached Three Bedroom House Situated In A Desirable Location With Driveway & Garage

Reception Hall & Ground Floor Cloakroom/WC • Spacious Through Lounge/Dining Room •
Good Size Kitchen/Breakfast Room • Three First Floor Bedrooms –
Main Bedroom With En-Suite Shower Room/WC • Main Bathroom Suite •
Gas Central Heating • Double Glazed Windows •
Rear Garden Driveway & Garage • Viewing Recommended •



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.

2 Trelivan Close, Exmouth, Devon, EX8 5RJ

THE ACCOMMODATION COMPRISES: Entrance canopy with outside light and glazed panelled front door giving access to:

ENTRANCE HALL: With stairs rising to the first floor landing; wood laminate flooring; radiator; double glazed window.

GROUND FLOOR CLOAKROOM/WC: Comprising of a pedestal wash hand basin with tiled splashback; WC; radiator; electric consumer unit; double glazed window with patterned glass.

LOUNGE/DINING ROOM: - 7.59m x 3.12m (24'11" x 10'3") A bright and spacious through room with double glazed window to front aspect; double glazed picture windows; double doors opening onto the rear garden; wood laminate flooring throughout; two radiators; living flame effect coal gas fire housed in feature wooden fire surround with hearth and matching inset; television point.

KITCHEN/BREAKFAST ROOM: - 5m x 3m (16'5" x 9'10") Fitted with range of patterned work top surfaces with base cupboards, drawer units and appliance space beneath; inset one and a half bowl single drainer sink unit with mixer tap; inset four ring gas hob with built-in oven below and extractor hood over; wall mounted cupboards - one housing the gas boiler serving domestic hot water and central heating; ceiling spotlighting; access to understairs storage cupboard; double glazed windows to front and side aspects; part glazed door giving access to outside.

FIRST FLOOR LANDING: With access via loft ladder to roof space; radiator; doors to:

BEDROOM ONE: - 4.32m x 3.2m (14'2" x 10'6") A fine main bedroom with double glazed window to front aspect; radiator; television point.

EN-SUITE SHOWER ROOM/WC: - 3.02m x 1.65m (9'11" x 5'5") A spacious en-suite comprising of a shower cubicle; pedestal wash hand basin; WC; radiator; airing cupboard housing water cylinder; ceiling extractor fan; light/shaver socket; double glazed window with patterned glass.

BEDROOM TWO: - 3.28m x 3.23m (10'9" x 10'7") Double glazed window to rear aspect; television point; radiator.

BEDROOM THREE: - 3.05m x 2.95m (10'0" x 9'8") A good size third bedroom with double glazed window to rear aspect; radiator.

BATHROOM/WC: - 2.03m x 1.96m (6'8" x 6'5") Comprising of a bath; pedestal wash hand basin; WC; part tiled walls; light/shaver socket; ceiling extractor fan; double glazed window with patterned glass.

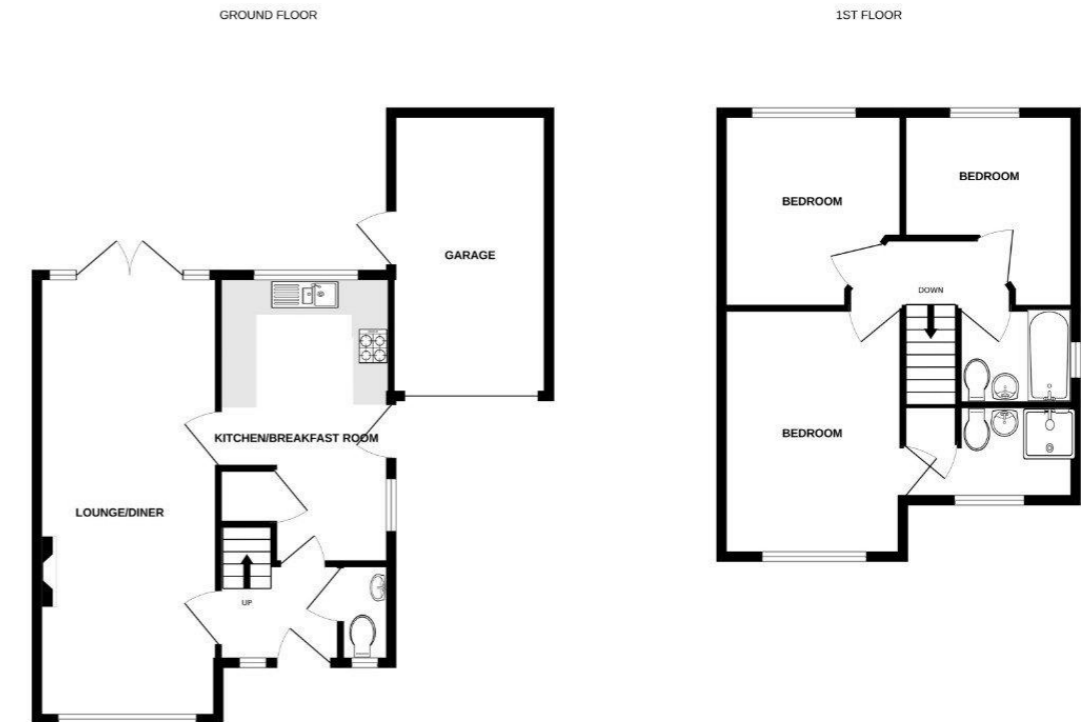
OUTSIDE: To the front of the property there is a small patio area with decorative stone areas and patio pathway leading to the rear garden. There is driveway parking and the garage. The **REAR**

GARDEN is fully enclosed and comprises of a good size patio sun terrace ideal for al-fresco entertaining and lawned garden area. Outside cold water tap and outside courtesy light.

GARAGE: - 5.33m x 2.72m (17'6" x 8'11") With outside security light, up and over door, power and light connected, part glazed door giving access to the rear garden.

MORTGAGE ASSISTANCE: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help irrelevant of which estate agent you finally buy through. For a free initial, no obligation chat please contact us on 01395 264111 to arrange an appointment.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix (2023)