



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	88
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.

19 Marcus Road, Exmouth, EX8 4DB

GUIDE PRICE

£599,950

TENURE Freehold



A Stunning Detached Family Home Which Has Been Significantly Extended And Much Improved By Its Present Owners Forming Part Of A Select Small Development, Convenient Location Close To Amenities With Landscaped Sunny Aspect Good Size Rear Garden

Stunning Open-Plan Kitchen/Dining/Family Room * Attractive Lounge * Utility Room * Ground Floor Cloakroom/Wc * Five Bedrooms Arranged Over The First And Second Floors* Impressive Main Bedroom With Walk-In Dressing Area And Spacious En-Suite Shower Room/Wc * Gas Central Heating * Double Glazed Windows * Viewing Strongly Recommended

19 Marcus Road, Exmouth, EX8 4DB

THE ACCOMMODATION COMPRISES: Front door with glazed fanlight window giving access to:

RECEPTION HALL: With stairs rising to first floor, coved ceiling, feature wood effect flooring with underfloor heating.

CLOAKROOM/WC: Comprising of wash hand basin with tiled splashback, WC, double glazed window with patterned glass, coved ceiling, feature wood effect flooring.

SITTING ROOM: 5.05m x 2.79m (16'7" x 9'2") With double glazed window to front aspect, coved ceiling, ceiling downlighters.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM: 8.08m x 7.26m (26'6" x 23'10") A stunning spacious room providing a superb hub of the house with double glazed bi-fold doors leading out onto the rear garden sun terrace. The kitchen area is fitted with marble work surfaces, incorporating central island unit with inset one and a half bowl sink unit with integrated drainer and mixer tap, induction hob, two built-in ovens, integrated larder fridge, integrated dishwasher and wine cooler, range of grey oak cupboards with brass handles, drawer units and matching range of wall mounted cupboards, with cooker hood and underlighting, fitted pan drawer units, integrated refuse cupboard, two lantern style windows allowing an abundance of light, colour co-ordinated light grey wood effect flooring with underfloor heating, ceiling downlighters.

UTILITY ROOM: 2.49m x 2.29m (8'2" x 7'6") With marble effect worktop with inset single drainer sink unit with stainless steel sink, drainer and mixer tap. Cupboards under, space for washing machine and tumble dryer, matching wall mounted cupboards, additional space for American style fridge/freezer, extractor fan, ceiling downlighters, colour co-ordinated light grey wood effect flooring with underfloor heating.

FIRST FLOOR LANDING: With stairs rising to the second floor with built-in storage cupboard and built-in airing cupboard with hot water cylinder, coved ceiling.

BEDROOM 2: 4.04m x 3.25m (13'3" x 10'8") Double glazed window to the rear aspect, fitted mirror fronted sliding triple wardrobes, coved ceiling, radiator.

EN-SUITE SHOWER ROOM/WC: 2.08m x 1.73m (6'10" x 5'8") Comprising of a white suite with corner shower cubicle in fully tiled surround with shower unit, wash hand basin with mixer tap and cupboards under, WC, part tiled walls, double glazed patterned window, chrome runged radiator, ceiling downlighters, extractor fan, light/shaver socket.

BEDROOM 3: 3.25m x 3.2m (10'8" x 10'6") With double glazed window to front aspect, mirror triple wardrobes, coved ceiling, radiator.

BEDROOM 4: 3.4m x 2.49m (11'2" x 8'2") With double glazed to front aspect, coved ceiling, built-in wardrobe, radiator.

BEDROOM 5: 2.49m x 2.44m (8'2" x 8'0") With double glazed to rear aspect, coved ceiling, radiator.

FAMILY BATHROOM/WC: 2.21m x 2.01m (7'3" x 6'7") Comprising panelled bath with mixer shower tap in fully tiled surround with shower splash screen, WC, pedestal wash hand basin with mixer tap, part tiled walls, runged radiator, double glazed window with patterned glass, extractor fan, ceiling downlighters.

SECOND FLOOR LANDING: With access to storage space and doors to:

MAIN BEDROOM SUITE: 4.9m x 3.02m (16'1" x 9'11") An impressive main bedroom which is both bright and spacious with large floor to ceiling double glazed window to rear aspect enjoying an open outlook, radiator, opening through to:

DRESSING ROOM: 3.53m x 2.49m (11'7" x 8'2") With double glazed window, access to eaves storage space, range of fitted wardrobes and drawer units, door to:

EN-SUITE SHOWER ROOM/WC: 3.53m x 1.96m (11'7" x 6'5") Stylishly fitted with a white suite comprising double ended free standing bath with mixer shower tap, WC, twin wash hand basins with cupboards under in tiled splashback, vanity mirror with led lighting, large walk-in shower cubicle in full tiled surround with rain head and hand held shower unit, ceiling downlighters, extractor fan, double glazed window, chromed runged radiator, tiled flooring.

OUTSIDE: To the front of the property there is driveway parking with access to GARAGE/STORE with up and over door, power and light connected. The rear garden has been landscaped providing a large full width porcelain paved patio sun terrace with glass and stainless steel balustrade providing a superb outside entertainment area. There are a few steps leading down to an astro garden, fully enclosed by timber garden fencing.

Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 264111 to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

FLOOR PLAN:



TOTAL FLOOR AREA: 1959 sq. ft. (182.0 sq. m.) approx.
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 hereon have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepx C003