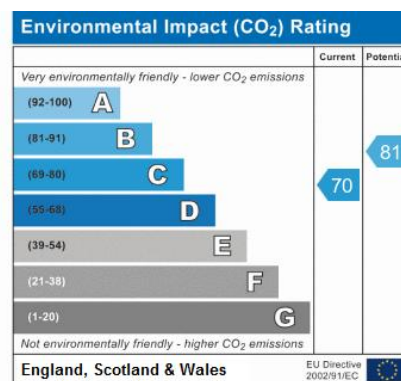
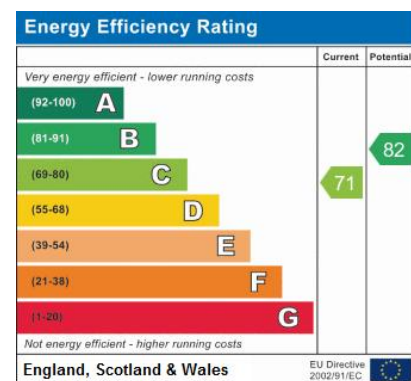
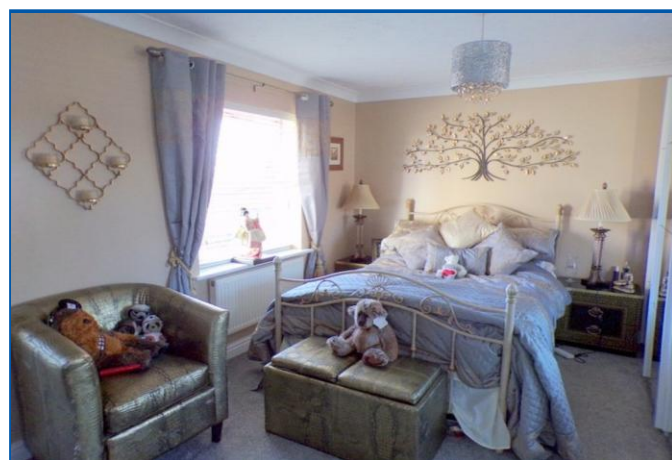
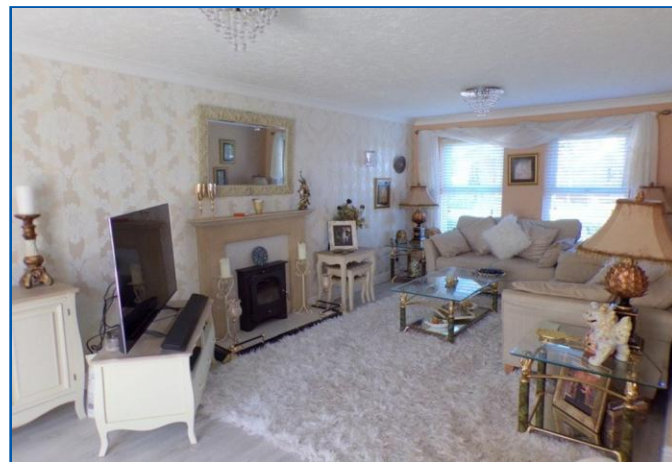




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17 Old Bystock Drive, Exmouth, Devon, EX8 5RB

PRICE **£450,000**

TENURE Freehold



**A Most Impressive Detached Executive Style House Situated In A Highly Desirable Location With A Super Conservatory Extension, Attractive Landscaped Secluded Rear Garden And Detached Double Garage**

Beautifully Presented Accommodation • Spacious Reception Hall Incorporating Understairs Study Area • Good Size Lounge & Separate Dining Room • Double Glazed Conservatory Extension • Stylish Re-Fitted Kitchen / Breakfast Room • Utility Room & Ground Floor Cloakroom / WC • Four First Floor Bedrooms - Master With En-Suite Shower Room / WC • Family Bathroom Suite • Gas Central Heating & Double Glazed Windows • Attractive Gardens & Driveway With Double Garage •



PENNYS ESTATE AGENTS

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17 Old Bystock Drive, Exmouth, EX8 5RB

THE ACCOMMODATION COMPRISES:

**ENTRANCE CANOPY:** Composite front door with patterned window inset giving access to:

**RECEPTION HALL:** A fine entrance to the property with stairs rising to the first floor with useful understairs recess fitted with desk and shelving unit with cupboards beneath; feature wood flooring; radiator housed in feature radiator cover; coved ceiling.

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

**LOUNGE:** 22' 6" (6.86m) x 13' 4" (4.06m) narrowing to 10' 4" (3.15m) measurement into uPVC double glazed bay window fitted with double doors opening onto the conservatory. A most bright and spacious with two uPVC double glazed windows to front elevation; stone fireplace housing multi fuel burner stove standing on matching hearth; feature wood flooring; three radiators; additional wall lighting; coved ceiling; television point; telephone point.

**CONSERVATORY:** 14' 8" (4.47m) x 12' 8" (3.86m) A superb addition to the property with uPVC double glazed windows overlooking the rear gardens underneath a glazed roof with windows; uPVC double glazed double doors opening onto the rear garden; tiled flooring; power and light connected.

**DINING ROOM:** 10' 9" (3.28m) x 10' 4" (3.15m) Two uPVC double glazed windows to front elevation; two radiators; feature wood flooring; coved ceiling; opening through to:

**KITCHEN:** 10' 4" (3.15m) x 9' 7" (2.92m) (also accessed from the reception hall). A most stylish two-tone colour re-fitted kitchen comprising of a range of granite work top surfaces with feature tiled surrounds, range of base cupboards and drawer units beneath; inset Belfast style sink unit with chrome mixer tap and display lighting over; breakfast bar area; integrated fridge and freezer; gas cooker point with stainless steel chimney style extractor hood over with light; matching range of wall units at eye-level; upright larder style cupboard; recess ceiling spotlighting; wood flooring.

**UTILITY ROOM:** 6' 0" (1.83m) x 4' 10" (1.47m) Fitted with work top surfaces with tiled surrounds; inset ceramic single drainer sink unit with mixer tap; base cupboard, space and plumbing for washing machine and dishwasher beneath; wall mounted gas boiler providing domestic hot water and central heating; timer control for hot water and central heating; two wall units at eye-level; wood flooring; uPVC double glazed door giving access to the rear garden.

**FIRST FLOOR LANDING:** With access via loft-ladder to roof space; radiator housed in feature radiator cover; coved ceiling; airing cupboard housing water cylinder and slatted shelving.

**MASTER BEDROOM ONE:** 15' 4" (4.67m) x 10' 6" (3.2m) maximum overall measurement. A fine master bedroom with uPVC double glazed window to front elevation; radiator; coved ceiling; television point; telephone point; door to:

**EN-SUITE SHOWER ROOM / WC:** A good size en-suite facility comprising of a tiled shower cubicle with Mira shower unit and shower splash screen door; pedestal wash hand basin; WC; extensively tiled walls; tiled flooring; light / shaver socket; radiator; ceiling extractor fan; feature uPVC double glazed **arched window with patterned glass**.

**BEDROOM TWO:** 10' 4" (3.15m) x 9' 10" (3m) uPVC double glazed window to rear elevation; radiator; coved ceiling.

**BEDOOM THREE:** 10' 8" (3.25m) x 10' 5" (3.18m) uPVC double glazed window to front elevation; radiator; coved ceiling.

**BEDROOM FOUR:** 9' 8" (2.95m) x 9' 8" (2.95m) narrowing to 6' 10" (2.08m). uPVC double glazed window to rear elevation; radiator; coved ceiling.

**BATHROOM / WC:** Comprising of a bath with hand grips; pedestal wash hand basin; WC; attractive extensively tiled walls; radiator; coved ceiling; recess ceiling spotlighting; extractor fan; tiled flooring; uPVC double glazed window with patterned glass.

**OUTSIDE:** Commanding an impressive corner position in this highly desirable, mature development the property enjoys colourful gardens to both the front and side and well stocked flower and shrub beds with stone chippings. A double width driveway located to the rear of the property leads to a detached double garage. A side gate gives access to an attractive side garden which comprises of a secluded circular sun terrace area which is edged with decorative stones. From this area there is access through to a further decked sun terraced garden with raised flower beds and borders offering a high degree of privacy and seclusion and planned with outside entertainment in mind. Outside cold water tap and outside lighting. There is a further lawned area of side garden with decorative stone pathway edged with colourful flower and shrub beds. The garden enjoys a pleasant southerly aspect.

**DOUBLE GARAGE:** 18' 0" (5.49m) x 17' 9" (5.41m) A detached double garage with two uPVC electrically operated up and over doors; eaves storage space; power and light connected and door giving direct access into 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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