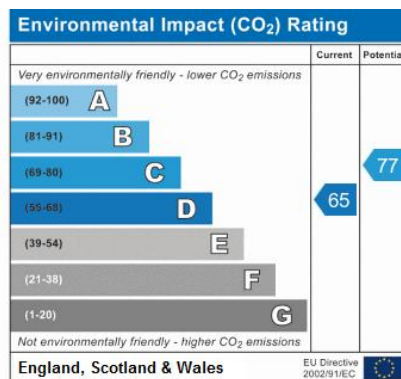
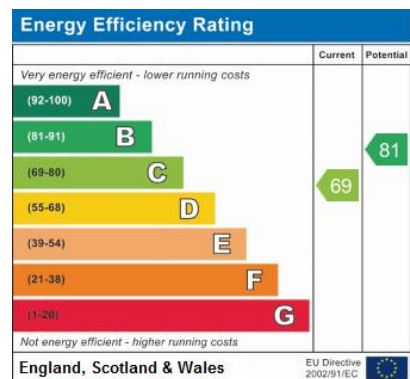




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9 Old Bystock Drive, Exmouth, Devon, EX8 5RB

PRICE **£389,950**

TENURE Freehold



A Beautifully Presented Four Bedroom Detached House Situated In A Highly Desirable Location Enjoying Attractive Gardens, Double Width Driveway And Garage

Reception Hall & Re-Fitted Ground Floor Cloakroom / WC • Lounge With Square Bay Window • Dining Room • Conservatory • Re-Fitted Kitchen & Utility Room • Four First Floor Bedrooms - Master With Re-Fitted En-Suite Shower Room / WC • Stylish Bathroom Suite • Gas Central Heating Via Recently Installed Boiler • Double Glazed Windows • Attractive Gardens, Double Width Driveway, Single Garage •

rightmove

PENNYS ESTATE AGENTS

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

THE ACCOMMODATION COMPRISES: UPVC double glazed front door with patterned glass and outside carriage lighting giving access to:

ENTRANCE PORCH: With UPVC double glazed patterned windows; inner UPVC double glazed door with patterned glass and picture window to one side giving access to the:

RECEPTION HALL: A fine entrance to the property with turning staircase rising to the first floor landing with useful understairs storage cupboard beneath; smoke detector; feature wood flooring; radiator; coved ceiling.

GROUND FLOOR CLOAKROOM / WC: Re-fitted and comprising of a wall mounted wash hand basin with chrome mixer tap; WC with push button flush; attractive tiling to splash prone areas; radiator; electric consumer unit; coved ceiling; UPVC double glazed window with patterned glass.

LOUNGE: 18' 2" x 10' 10" (5.54m x 3.3m) A most attractive room with measurement into UPVC double glazed square bay window which overlooks the front aspect; feature fire surround with marble hearth and matching inset housing a living flame effect coal gas fire; television point; radiator; additional wall lighting and light dimmer switches; opening through to:

DINING ROOM: 11' 4" x 8' 5" (3.45m x 2.57m) With sliding double glazed patio doors opening to the conservatory; coved ceiling; radiator.

CONSERVATORY: 9' 8" x 9' 0" (2.95m x 2.74m) An excellent addition to the accommodation with UPVC double glazed windows and sliding double glazed doors overlooking and opening onto the rear garden; radiator; power connected.

KITCHEN: 11' 11" x 10' 11" (3.63m x 3.33m) narrowing to 8' 2" (2.49m). A most stylish kitchen fitted with a range of patterned gloss finish work top surfaces with matching splashback and tiled surrounds; inset single drainer circular sink unit with chrome mixer tap; range of base cupboards, drawer units, wine rack, space and plumbing for dishwasher beneath work top surfaces; matching range of wall units at eye-level with concealed lighting beneath (one cupboard housing the modern Worcester gas fired boiler serving domestic hot water and central heating - replaced within the last 12 months); inset four ring gas hob with extractor hood over; built-in oven with cupboards above and below; wall recess currently housing the upright fridge / freezer; timer control for hot water and central heating; plinth heater; recess ceiling spotlighting; UPVC double glazed window overlooking the rear garden; opening to:

UTILITY ROOM: 5' 5" x 4' 11" (1.65m x 1.5m) Comprising of patterned gloss finish work top surfaces with matching splashbacks and tiled surrounds; inset circular single drainer sink unit with chrome mixer tap; base units and plumbing for washing machine beneath work surfaces; wall mounted unit at eye-level; radiator; coved ceiling; extractor fan; recess ceiling spotlighting; UPVC double glazed door with patterned glass giving access to outside.

FIRST FLOOR LANDING: UPVC double glazed window to side elevation; recess ceiling spotlighting; access to roof space via loft ladder; smoke detector; airing cupboard housing the water cylinder and slatted shelving; doors to:

BEDROOM ONE: 14' 5" x 10' 6" (4.39m x 3.2m) An excellent master bedroom with measurement into UPVC double glazed square bay window overlooking the front aspect enjoying a pleasant open outlook; built-in double wardrobe with sliding doors, dual clothes rail and shelving; coved ceiling; radiator; door to:

EN-SUITE SHOWER ROOM / WC: Stylishly re-fitted and comprising of a shower cubicle with splashback walls and Mira power shower; wash hand basin set in display surface with chrome mixer tap and cupboards beneath; WC with push button flush; chrome heated towel rail with individual thermostat control; attractive part tiled walls; recess ceiling spotlighting; ceiling extractor fan; UPVC double gazed window with patterned glass.

BEDROOM TWO: 10' 9" x 10' 5" (3.28m x 3.18m) UPVC double glazed window overlooking the rear aspect; television point; radiator; coved ceiling; recess ceiling spotlight.

BEDROOM THREE: 9' 2" x 7' 0" (2.79m x 2.13m) UPVC double glazed window overlooking the rear aspect; radiator; coved ceiling; light dimmer switch; built-in single wardrobe with clothes rail and shelf.

BEDROOM FOUR: 9' 2" x 8' 6" (2.79m x 2.59m) measurement into doorway recess. UPVC double glazed window to the front aspect enjoying a pleasant open outlook; coved ceiling; radiator.

FAMILY BATHROOM / WC: Stylishly re-fitted and comprising of a bath with central chrome mixer tap and power shower over, shower curtain and rail; wall mounted wash hand basin with chrome mixer tap; WC with push button flush an display surface over; chrome heated towel rail; light / shaver socket; attractive extensively tiled walls; ceiling extractor fan; UPVC double glazed window with patterned glass.

OUTSIDE: Enjoying a lovely position in a sought after maturing development, the property enjoys a most attractive front garden planned with ease of maintenance in mind and comprising of a decorative stone garden with colourful shrubs and bushes. There is a double width driveway providing off-road parking and leading to the **SINGLE GARAGE** with up and over door, power and light connected. A wooden side gate leads to an **ENCLOSED PATIO SIDE GARDEN** with outside lighting, water butt and timber garden shed. A further side gate then gives access through to the **REAR GARDEN** which is a lovely feature of the property being fully enclosed and enjoying a sunny aspect with an array of colour from a variety of shrub and flower beds. There is a good size patio sun terrace ideal for al-fresco dining with outside lighting, outside cold water tap and outside power supply; a patio pathway leads to the end of the garden with lawned area of gardens to either side of pathway. Further good size timber garden shed / store located to the side of the property.

TIMBER GARDEN SHED: 6' 7" x 5' 4" (2.01m x 1.63m) With power and light connected.

FLOOR PLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.8 SQ.M.)
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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