



£340,000

40 Partridge Road, Exmouth, EX8 4PH



01395 265530



**An extended, detached three-bedroom bungalow requiring modernisation, offering coastal views stretching toward the marina.**

**Features include:-**

**Spacious Private Driveway**

**Integral Garage**

**Double Glazing and Central Heating**

**No Onward Chain**

**LOCATION:** The property is situated on a quiet road in the sought-after Brixington area of Exmouth. Pines Road shops, including a convenience store, pharmacy, doctor's surgery, and takeaway, are all within walking distance. A wider range of amenities, including a Tesco Express can be found at Brixington Parade, less than a 10-minute walk away. Local primary schools and Exmouth Community College are also close by, making this a highly convenient location.

Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities

**The accommodation comprises (all measurements are approximate) :-**

**Solid Wood Entrance Door To:-**

**HALLWAY**

Radiator. Doors leading off to:-

**SITTING ROOM 13' 9" (4.19m) x 10' 6" (3.20m)**

Large double glazed window to front with views down the coastline and towards Exmouth Marina. Coved ceiling. Radiator. Door to the kitchen and door to the inner hallway.

**KITCHEN/DINING ROOM 17' 5" (5.31m) x 8' 6" (2.59m)**

Wood effect worktop surfaces with tiled splashback. Inset 1½ bowl sink with drainer and mixer tap. Five ring stainless steel hob. Cupboards and drawers under with space for dishwasher, washing machine and fridge. Built-in double oven. Matching wall mounted cupboards with under-lighting. Display shelving. Double glazed window to front with views down the coastline and towards Exmouth Marina. Coved ceiling. Opaque double glazed door to side. Double glazed window to side. Tall cupboard, one housing the gas fired Vaillant combi boiler. Radiator.

**INNER HALLWAY**

Hatch to roof. Built-in airing cupboard with shelving. Door leading off to:-

**BEDROOM 1 18' 9" (5.71m) x 9' 10" (3.00m)**

Double glazed sliding patio doors to rear garden. Two double glazed windows to side. Two Radiators. Door leading back to the main hallway.

**BEDROOM 2 10' 6" (3.20m) x 10' 5" (3.17m)**

Double glazed window to rear. Coved ceiling. Radiator.

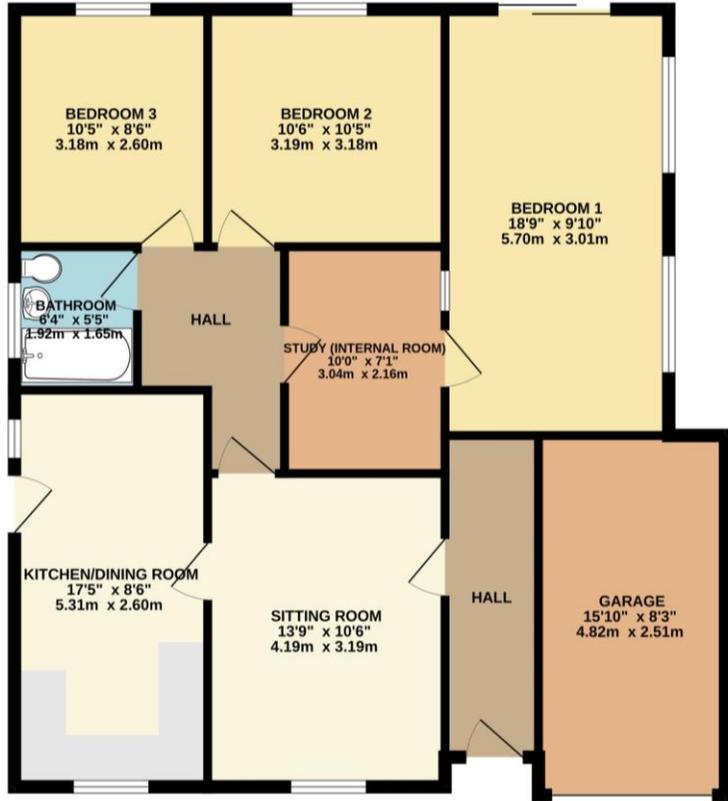
**INTERNAL ROOM/STUDY (Formerly Bedroom 3) 10' (3.05m) x 7' 1" (2.16m)**

Coved ceiling. Glazed door with matching side panel to:-

**BATHROOM 6' 4" (1.93m) x 5' 5" (1.65m)**

Panelled bath in full tiled surround with built-in Grohe shower over. Pedestal wash hand basin. W.C. Walls in tiled surround. Radiator. Opaque double glazed window to side.





TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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**OUTSIDE FRONT**

Large brick paved **PRIVATE DRIVEWAY** with turning space leading to the integral **SINGLE GARAGE** 15' 10" (4.83m) x 8' 3" (2.51m) with power and light. There is also a gravelled area to the front and access around the side of the property to:-

**REAR GARDEN**

Concrete patio area adjacent to the house providing an ideal spot for outdoor seating or dining. Beyond this is a good sized area of lawned garden with a fence enclosure and a useful wooden shed.

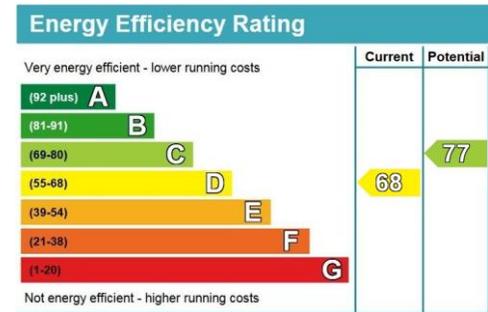
**DIRECTIONS**

On entering Exmouth proceed towards the town centre and after the Shell Garage on your right take the next turning left in Hulham Road, continue on this road proceeding straight over the roundabout and take the next turning right onto Marley Road. Take the 3rd turning on the right onto Spiders Lane and Partridge Road can be found on the right. [what3words///ankle.hours.traded](https://www.what3words.com/ankle.hours.traded)

**TENURE:** Freehold

**COUNCIL TAX BAND E**

**SERVICES** All mains services are connected.



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**Health and Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

