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31 Beacon Heath, Exeter, Devon, EX4 8NP

PRICE offers in excess of
£265,000
TENURE Freehold



**A Well Presented Three Bedroom Bay Fronted Semi Detached Family House
Enjoying A Pleasant Position Overlooking Exhibition Fields To The Front**

Three Bedrooms • Bay Fronted Lounge • Dining Room With French Doors Onto The Garden •
Modern Refitted Kitchen With Integrated Appliances • Modern Refitted Bathroom/WC •
Double Glazing • Gas Central Heating Via A Modern Boiler • Attractive Gardens Front And Rear •
Block Paved Driveway • Viewing Highly Recommended •

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PENNYS ESTATE AGENTS

2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN

Tel: 01395 264111 Email: help@pennys.net

31 Beacon Heath, Exeter, Devon, EX4 8NP

THE ACCOMMODATION COMPRISES:

CANOPIED ENTRANCE PORCH: With outside lighting and obscure leaded double glazed entrance door leading to:

ENTRANCE HALLWAY: With stairs rising to the first floor with built-in cupboard below housing the gas boiler serving domestic hot water and central heating; radiator set in radiator cabinet; telephone point; attractive engineered wooden flooring; doors to:

KITCHEN: 18' 6" x 6' 5" (5.64m x 1.96m) A delightful feature of the property having been re-fitted with a modern range of units comprising circular sink unit with matching drainer set in roll edge work top surface with matching up-stand and tiled splashback; range of base cupboard and drawer units; space for fridge / freezer; integrated dishwasher and washing machine; integrated electric oven and inset four ring gas hob with brush stainless steel splashback and chimney style extractor hood over; radiator set in radiator cabinet; attractive engineered wooden flooring; two double glazed windows to the side aspect; further double glazed window to the rear aspect and part double glazed door leading to outside. Door to:

DINING ROOM: 10' 11" x 10' 3" (3.33m x 3.12m) Double glazed French doors opening onto the rear garden; attractive stripped wood flooring; radiator set in radiator cabinet; opening through to:

LOUNGE: 12' 6" x 11' 0" (3.81m x 3.35m) Double glazed bay window enjoying a pleasant outlook to the front; feature living flame gas fire set in attractive surround with slate hearth; picture rails; television point; radiator.

FIRST FLOOR LANDING: Double glazed window to side aspect; hatch to roof void with skylight window; doors leading to:

BEDROOM ONE: 13' 2" maximum x 11' 1" (4.01m x 3.38m) Double glazed bay window to the front aspect enjoying a pleasant open outlook and distant views towards Woodbury Common; radiator; television point; picture rail.

BEDROOM TWO: 11' 0" x 10' 3" (3.35m x 3.12m) Double glazed window to the rear aspect; radiator; picture rail.

BEDROOM THREE: 7' 10" x 6' 7" (2.39m x 2.01m) Double glazed window to the rear aspect; radiator; picture rail.

BATHROOM / WC: Re-fitted with a modern white suite comprising shaped shower bath with tiled splashback and glazed shower screen, built-in shower over; pedestal wash hand basin with tiled splashback; close coupled WC; inset ceiling downlighters and extractor fan; chrome heated towel rail; wall mounted mirror; obscure double glazed window to the front aspect.

OUTSIDE: To the front of the property a block paved driveway provides off-road parking with side gated access leading to the rear garden. The front garden is predominantly laid to lawn with a gravelled area and mature flower and shrub borders. To the rear of the property is an enclosed garden comprising a paved patio area with outside power point, beyond this is an area of lawned garden and further useful area to the side of the property ideal for storage with outside water tap.

FLOOR PLAN: To follow.