



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	84
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	82	83
EU Directive 2002/91/EC		

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5 Myrtle Row, Raleigh Road, Exmouth,
Devon, EX8 2SB

PRICE £275,000
TENURE Freehold



**A Modern Detached Chalet Style House Enjoying An Envious Location Close To
Heart Of The Town Centre And Within Walking Distance Of The Sea Front**

Built To A High Standard In 2011 •

Gas Under-Floor Heating On The Ground Floor And Radiators On The First Floor •
Bright Through Lounge • Spacious Kitchen / Dining Room With Range Of Built-In Appliances • Ground
Floor Cloakroom / WC • Two First Floor Double Bedrooms •
Quality First Floor Bathroom Suite • Tarmac Parking Area Directly To The Front Of The Property •
Attractive Enclosed Patio Rear Garden • No Onward Chain - Viewing Strongly Recommended •



PENNYS ESTATE AGENTS

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5 Myrtle Row, Raleigh Road, Exmouth, Devon, EX8 2SB

Penny Estate Agents are delighted to offer for sale this bright and spacious detached chalet style house located close to the heart of the town centre and within walking distance of the sea front. Offered with no on-going chain the property was built to a high standard in 2011 and provides excellent accommodation for those looking for a quiet yet centrally located property. Outside there is parking for approximately two cars and an attractive enclosed patio garden to the rear.

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door with patterned glass window inset and outside courtesy light giving access to:

RECEPTION HALL: A fine entrance to the property with staircase rising to the first floor; useful under stair storage cupboard housing the alarm control panel, timer control for hot water and central heating and with light connected; UPVC double glazed window to side elevation; electric consumer unit; wood flooring with underfloor heating; recess ceiling spotlighting; thermostat control for underfloor heating; doors to:

GROUND FLOOR CLOAKROOM / WC: Comprising of a pedestal wash hand basin with splashback; WC with dual push button flush; ceiling spotlighting; ceiling extractor fan; wood flooring; UPVC double glazed window with patterned glass.

KITCHEN / DINING ROOM: 22' 2" x 11' 5" (6.76m x 3.48m) narrowing at Kitchen end to 8' 8" (2.64m). A bright and spacious room with UPVC double glazed window to front elevation, UPVC double glazed double doors opening onto the rear garden and further UPVC double glazed door giving access to outside.

KITCHEN AREA: Fitted with a range of patterned worktop with inset stainless steel single drainer sink unit with swan neck mixer tap over; range of cupboards, drawer units and space for washer / dryer beneath worktops (washer / dryer can be included in sale if required); integrated fridge and freezer; upright larder style cupboard; matching range of wall units at eye-level; four ring gas hob with built-in electric oven below and extractor hood over; attractive tiled surrounds; recess ceiling spotlighting; wood flooring with underfloor heating; thermostat control for underfloor heating.

From the Reception Hall part glazed double doors open to:

LOUNGE: 22' 2" x 11' 0" (6.76m x 3.35m) A bright and spacious room with UPVC double glazed window to front elevation and UPVC double glazed double door opening onto the rear garden; recess ceiling spotlighting; wood flooring with underfloor heating; thermostat control for underfloor heating; television and satellite point; telephone point.

FIRST FLOOR GALLERIED STYLE LANDING: With recess ceiling spotlighting; access to roof space; radiator; access to eaves storage space; double glazed Velux window; doors to:

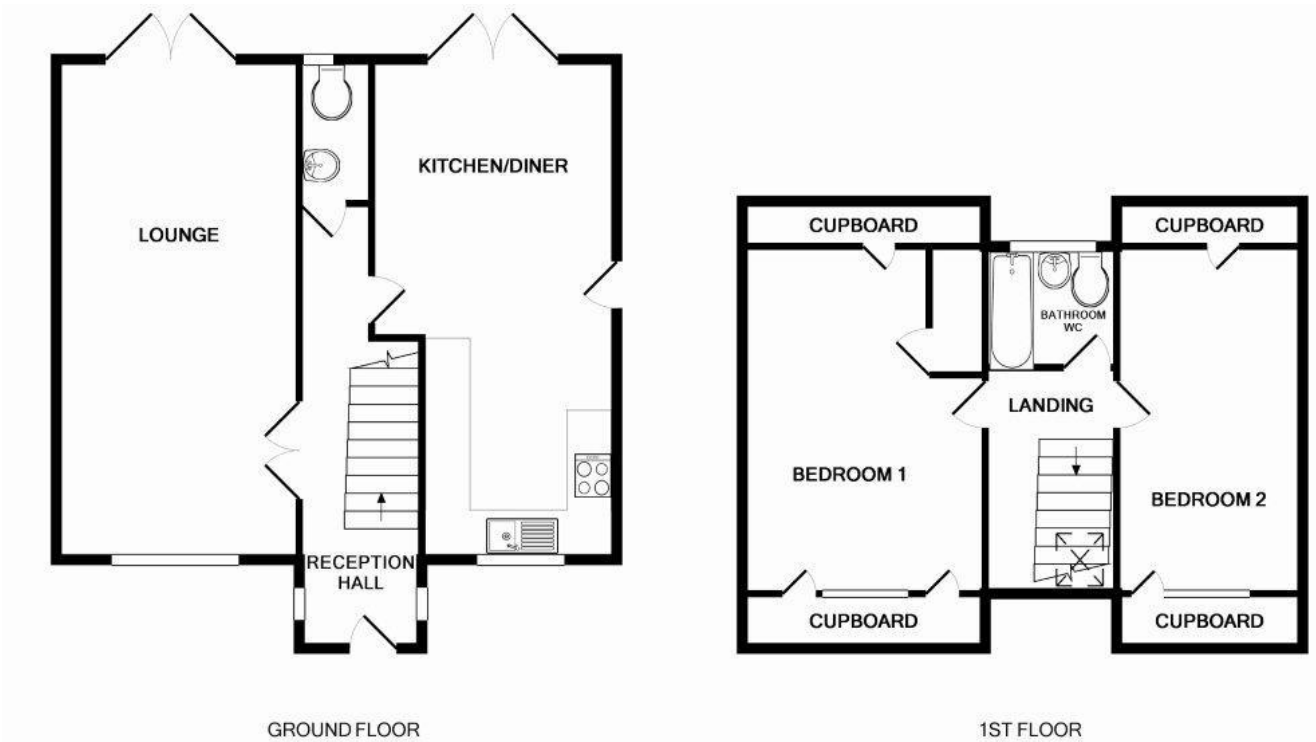
BEDROOM ONE: 15' 8" x 11' 0" (4.78m x 3.35m) narrowing at one end to 8' 6" (2.59m). UPVC double glazed window to front elevation; radiator; three access points to eaves storage space; built-in wardrobe with clothes rail and shelf; television point.

BEDROOM TWO: 15' 8" x 8' 9" (4.78m x 2.67m) UPVC double glazed window to front elevation; two access points to eaves storage space; radiator.

BATHROOM / WC: Stylishly fitted and comprising of a bath with central chrome mixer tap, Mira shower unit and shower splash screen; pedestal wash hand basin; WC with dual push button flush; attractive tiling to splash prone areas; tiled flooring; chrome heated towel rail with individual thermostatic control; recess ceiling spotlighting; ceiling extractor fan; UPVC double glazed window with patterned glass.

OUTSIDE: Directly to the front of the property there is a tarmac parking area for approximately two cars, a wooden side gate and patio pathway with outside courtesy light gives access through to the rear garden. The rear garden is fully enclosed and comprises of a patio sun terrace area with raised shrub beds, courtesy lighting and timber garden shed. A further patio side pathway and gate gives access back round to the front of the property.

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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