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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









57 Mount Pleasant Avenue, Exmouth, EX8 4QR

£295,000

SARAH DUNN & CO ESTATE AGENTS -* SOLD STC IN 24 HOURS ! * SIMILAR PROPERTIES REQUIRED EXMOUTH LOCALS * QUALITY BUYERS WAITING * - SOLE AGENTS - We are delighted to offer FOR SALE this superbly presented maintained and enhanced two or three bedroom ultimate chalet bungalow with WONDERFUL SEA AND ESTUARY VIEWS. This property has been refurbished to a high standard over the last decade by the current owners therefore no cost thought effort or expense has been spared in the recreation and design of this fine property.

RECEPTION HALL
Upvc replacement double glazed door to the front elevation. A good size reception hall. Quality replacement doors give access to all ground floor rooms. Radiator Power points.

INTERNAL PHOTOGRAPH



LOUNGE
13'11" x 11'1" (4.24m x 3.38m)



Upvc replacement double glazed picture window to the front elevation with outlook over the front garden and over the Exe Estuary. Upvc replacement double glazed window to the side elevation again with views over the Exe Estuary. Electric "living flame" feature fire with high quality fireplace surround and mantel over. TV point. BT point. Ample power points. Radiator. Picture rail.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



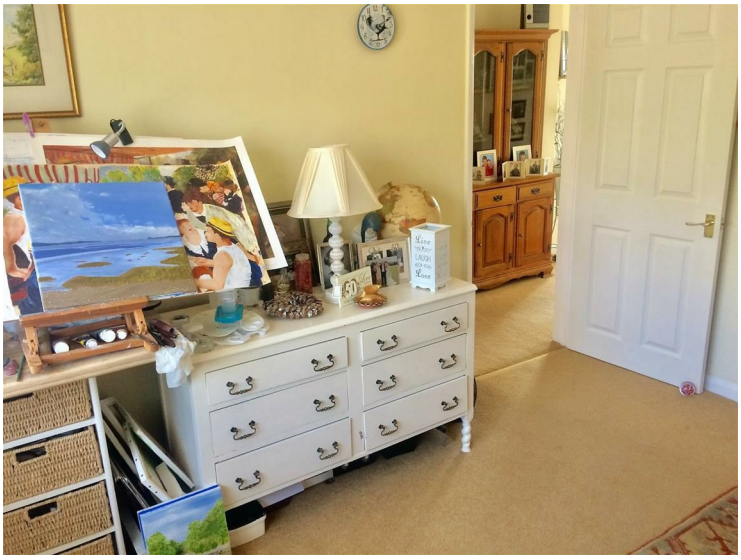
BEDROOM 2
10'11" x 9'10" (3.33m x 3.00m)



A lovely versatile ground floor bedroom with Upvc replacement double glazed window to the front elevation with views over the Exe Estuary. Ample wardrobe space. Radiator. Ceiling light. Power points.

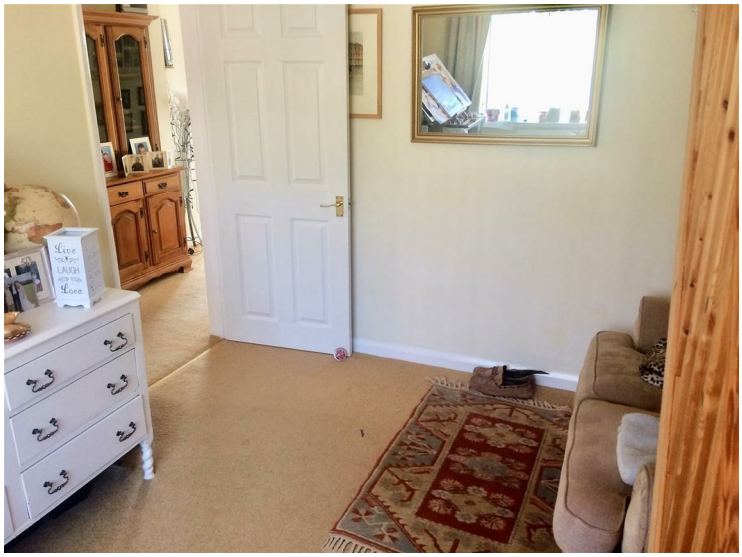
INTERNAL PHOTOGRAPH

SEPARATE DINING ROOM/BEDROOM/ VERSATILE ROOM
11'5" x 9'11" (3.48m x 3.02m)



A versatile room with Upvc replacement double glazed window overlooking the beautiful rear garden. Radiator. Ceiling light. Power points. Staircase leads to the first floor. Under stairs recess area.

INTERNAL PHOTOGRAPH



DOWNSTAIRS SHOWER ROOM
A high quality refitted shower room in a wet room design. Suite comprising of a low level wc. Pedestal wash hand basin. High quality shower. Upvc obscure replacement double glazed window to the rear. Extensive colour coordinated tiled walls and floor covering. Ceiling light. Radiator.

INTERNAL PHOTOGRAPH

INTERNAL PHOTOGRAPH

KITCHEN/BREAKFAST/FAMILY ROOM
19'2max x 10'8" max (5.84mmax x 3.25m max)



A stunning cleverly redesigned and extended room with a high quality kitchen expanding into a extended conservatory with patio doors opening and overlooking the full expanse of the beautiful garden this property enjoys. There is also a door to the side that in turn gives access to the driveway and garage to the side. A refitted attractive kitchen with comprehensive matching range of wall base drawer and display units incorporating a double built in oven with matching four ring gas hob. Space and plumbing for automatic

washing machine. Space and plumbing for dishwasher. Wall mounted replacement " Worcester" gas fired combination boiler serving domestic hot water and central heating to radiators throughout the property enclosed by a storage cupboard integrated to the kitchen. Single drainer sink unit with drainer with mixer tap over. Radiator. Ample power points. Space for fridge/freezer. Colour co ordinated tiled walls * rolled edge worktop surfaces * floor covering.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



1ST FLOOR LANDING

Door gives access to the master bedroom. Storage cupboard. Ceiling light.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM
14'2" x 10'5" (4.32m x 3.18m)



A simply stunning room with a large Upvc double glazed bay window with seating area giving panoramic views over the exe estuary seafront and beyond. Eaves storage cupboards. Velux skylight. Radiator. Power points. Ceiling light.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



EN SUITE SHOWER ROOM



A high quality fitted suite comprising of a low level wc. Pedestal wash hand basin. Enclosed shower cubical. Velux skylight. Radiator. Extractor fan. Colour coordinated tiled walls.

INTERNAL PHOTOGRAPH



OUTSIDE



INTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



LOCATION



EXTERNAL PHOTOGRAPH

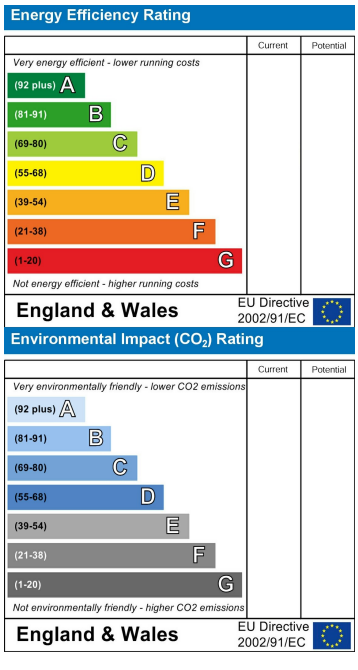


VIEWING APPOINTMENTS



Accompanied viewings are available seven days a week on this property. Evening appointments are also available. Please contact Sarah Dunn & Co Estate Agents on 01395 720022. Thank you. Best Wishes Sarah Dunn.





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