



Normandy Close, Exmouth, EX8 4PB

£230,000, Freehold

Normandy Close, Exmouth, EX8 4PB

Overview

- A Spacious Three Bedroom Terraced House with Conservatory in Good Condition throughout
- Generous Conservatory leading onto Garden
- Spacious Modern Kitchen/Breakfast Room
- Large Lounge/Diner
- Three First Floor Bedrooms
- Separate Bathroom and WC
- Good Sized Rear Garden with Raised Sun Deck Area and Front Garden laid to Lawn
- uPVC Double Glazing and Gas Central heating
- No Onward Chain

Description

A WELL PRESENTED THREE BEDROOM TERRACED HOUSE WITH GOOD SIZED FRONT AND REAR GARDENS, CONSERVATORY AND NO ONWARD CHAIN

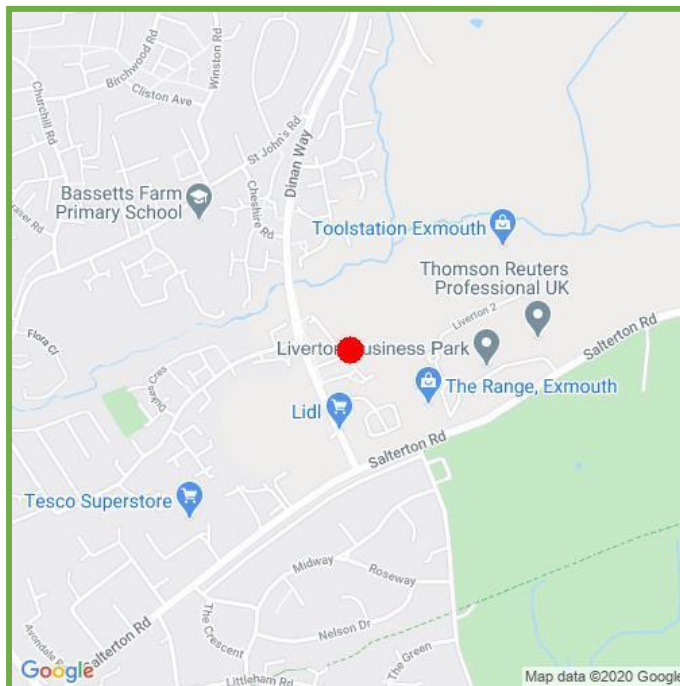
Accommodation comprising:

uPVC obscure glazed front entrance door leading to:

ENTRANCE HALLWAY: With staircase rising to first floor landing area. Useful storage cupboard housing electric trip switch fuse box. Radiator. Laminate floor. Smoke alarm. Inset ceiling light. Doors to living room and:

MODERN KITCHEN/BREAKFAST ROOM: 12'1 x 9'5 Window to front. A modern kitchen with ample fitted floor and base units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit. Built in oven and hob over with extractor fan above. Space and plumbing for a washing machine. Free standing fridge/freezer space. Wall mounted gas fired 'Ideal' boiler, supplying gas central heating and domestic hot water. Extractor fan. Beautiful fixed breakfast bar.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LOUNGE/DINER: 16'3 x 11'9 With radiator. TV point. Ample space for table and chairs. Telephone point. Open walk through to the conservatory. Door to rear Lobby and understairs storage cupboard, door from here leading out to garden.

CONSERVATORY: 7'8 x 7'7 Fully uPVC double glazed conservatory with windows to sides and rear. Glazed door leading to the rear garden.

FIRST FLOOR LANDING: Access to insulated loft space via trapdoor. Wall mounted thermostat. Smoke alarm. Inset ceiling light. Airing cupboard with hot water tank and shelving. Doors to all rooms including:

MASTER BEDROOM: 11'7 x 10'0 Window to front. Radiator. TV point. Distant views over parts of exmouth and beyond.

BEDROOM TWO: 13'3 x 9'9 Window to rear. Radiator.

BEDROOM THREE: 9'10 x 4'10 plus recess Window to rear. Radiator.

WHITE SUITE BATHROOM: Obscure glazed window to front. White suite comprising panelled bath with electric shower above and tiled splash backs to ceiling height. Pedestal wash hand basin. Radiator. Extractor fan. Inset ceiling lights.

SEPERATE WC: Obscure glazed window to front. Low level WC. Inset ceiling lights.

OUTSIDE: The Front Garden is laid mainly to lawn with pathway to front door of house. Ample on street Cul-De-Sac parking. To the Rear is a nice garden with patio area adjacent to the property with a brick built BBQ. Steps then lead up to a tiered garden having low maintenance and is laid mainly to lawn. Garden gate leading to private service lane for this row of houses. Decked area which enjoys a good amount of sun on a sunny day.

AGENTS POINTS OF INTEREST:

TENURE: Freehold

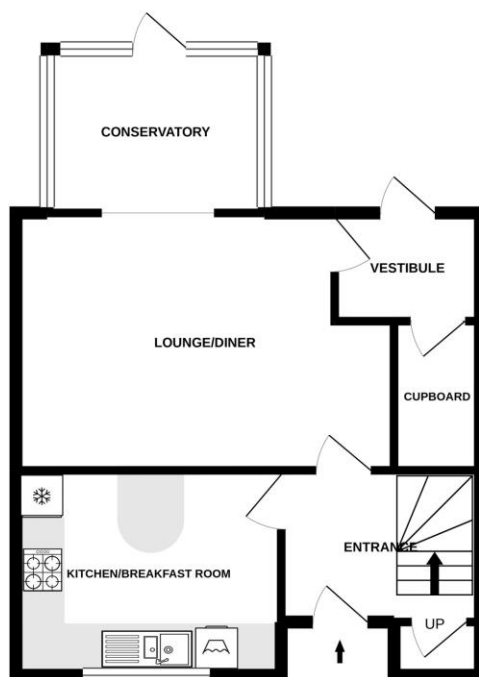
SERVICES: All mains services are connected.

COUNCIL TAX BAND: A

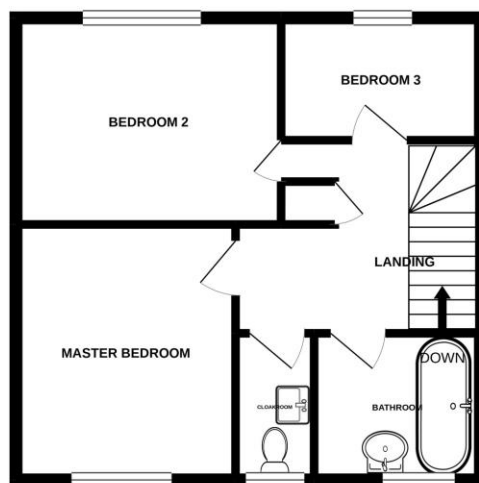
WATER METER: Yes

RENTABILITY: High as a good sized three bed home; will be likely to generate approx £900 Per calendar month.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2020

@home Estate & Letting Agents for themselves and for the vendor of this property whose agents they are given notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of @home Estate & Letting Agents. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do @home Estate & Letting Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property and any associated goods. Any goods left at a property must be inspected by any prospective purchasers and they must satisfy themselves as to their condition.

Exmouth Office: 22 Rolle Street, Exmouth EX8 1NJ

T: 01395 225552

E: exmouth@athome-estateagents.co.uk

