



**Price £299,950**  
**1 Milton Close, Exmouth, EX8 5SS**



- A Very Well Presented Detached House • Bright & Airy Dual Aspect Lounge • Modern Dual Aspect Kitchen/Dining Room • Integrated Kitchen Appliances • Downstairs Cloakroom & Family Bathroom • 3 Bedrooms, Master En Suite • Attractive Enclosed Corner Plot Garden • Single Garage & Additional Parking



Steps lead up to an open storm porch with courtesy lighting and leads to a uPVC front door opening to:

### Ground Floor

#### Entrance Hall

Double glazed window to front. Central heating radiator. Coving to ceiling. Under stairs storage cupboard. Telephone point. Staircase rising to first floor landing. Doors leading to downstairs cloakroom, lounge and kitchen.

#### Lounge 17'6" (5.33m) x 11'10" (3.61m)

A bright and airy dual aspect room with double glazed window to front aspect and double glazed patio doors opening on to the rear garden. Focal fireplace and surround with electric pebble effect fire. Television point. Telephone point.

#### Kitchen/Dining Room 16'4" (4.98m) x 9'2" (2.79m) Min

A dual aspect room with double glazed windows to side and rear aspect. This modern stylish kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer units with work surfaces over. Cupboard housing gas combi boiler. Built in electric oven, four ring gas hob with extractor hood over. One and a half bowl single drainer stainless steel sink unit with mixer tap over. Integrated fridge, freezer and washing machine. Complementary wall tiling. Spotlights to ceiling. Central heating radiator. Coving to ceiling.

#### Downstairs Cloakroom

Obscure double glazed window to front. Low level WC, Wall mounted sink unit with tiled splash back. Central heating radiator. Coving to ceiling. Electric consumer unit.

From the hallway, stairs rise to:

#### First Floor Landing

Double glazed window to front aspect. Central heating radiator. Large storage cupboard with slatted shelving. Loft access, part boarded with a light. Doors leading to bedrooms and family bathroom.

#### Master Bedroom 12'11" (3.94m) x 9'9" (2.97m)

Double glazed window to rear aspect. Built in double wardrobe with hanging rail and storage. Central heating radiator. Coving to ceiling. Telephone point. Door leading to:

#### En Suite Shower Room

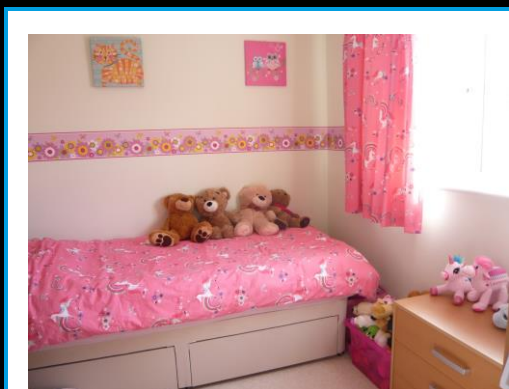
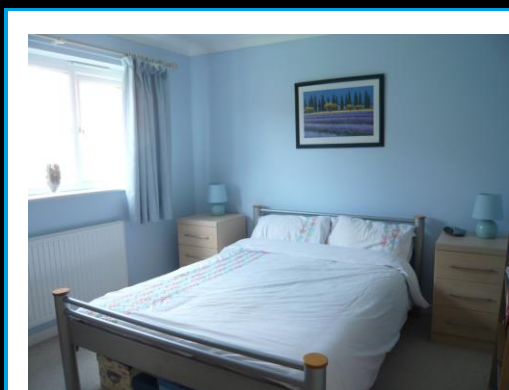
Obscure double glazed window to side. White suite comprising: Tiled corner shower cubicle with sliding doors and electric shower. Low level WC. Pedestal wash hand basin. Extractor fan. Central heating radiator. Wall mounted light with shaving socket.

#### Bedroom 2 10'4" (3.15m) x 10'1" (3.07m)

Double glazed window to side aspect. Built in double wardrobe with hanging rail and storage. Central heating radiator. Coving to ceiling

#### Bedroom 3 9'4" (2.84m) x 7'6" (2.29m)

Double glazed window to front aspect. Central heating radiator. Coving to ceiling.



### Bathroom

Obscure double glazed window to side. White suites comprising: panelled bath with chrome hand grips and shower over. Pedestal wash hand basin. Low level WC. Complementary ceramic wall tiling. Central heating radiator. Extractor fan. Wall mounted mirror fronted medicine cabinet. Shaving socket.

### Externally

The mature walled front garden has an abundance of shrub and herbaceous beds and borders. Pedestrian gate to the side of the property. Steps lead up to the front entrance door.

### Rear Garden

The property has enclosed gardens that has a patio area laid adjacent to the rear of the property ideal for outdoor dining and sitting during finer weather. The remainder of the garden is laid to lawn, with an array of well stocked shrubs and a wide variety of plants and trees that help to inject colour and interest all year round. Timber fenced boundaries. Pedestrian gate to the side leading to a parking area offering tandem parking for two vehicles in front of the garage.

### Garage 17'9" (5.41m) x 9'0" (2.74m)

Up and over door, power and light.

### Tenure

The property is FREEHOLD.

### Services

All mains services are connected. Council Tax Band D.

### Mortgage Assistance

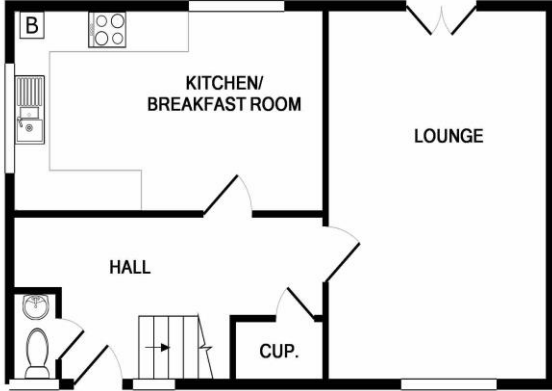
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

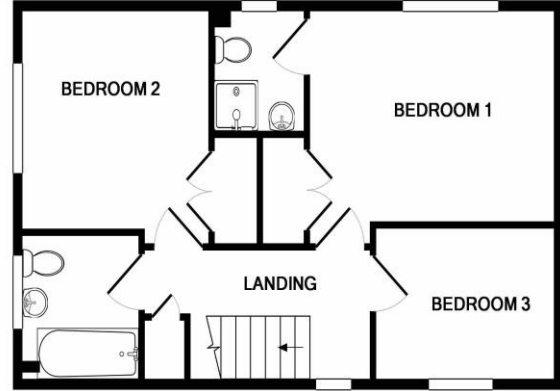
Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority

### Agents Notes

These are draft details awaiting vendors verification.



GROUND FLOOR



1ST FLOOR

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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### Directions

From our prominent Town Centre office, proceed onto Exeter Road before taking a right hand turning into Hulham Road before taking a right hand turning into Ottery St Mary and Pound Lane. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 1st right into Tennyson Way which becomes Byron Way. Carry along the road and take the first turning on the left into Whitman Close and second turning on the right into Milton Close. The property can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	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		72	83

EU Directive 2002/91/EC



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