

Guide Price £450,000

3 Cheriswood Close, Exmouth, EX8 4DZ



- 4 - 5 Bedroom Detached House In Cul-De-Sac • Gas Central Heating & Double Glazing
- Ground Floor Cloakroom, Living Room, Dining Room • Kitchen, Utility, Ground Floor Bedroom
- 4 First Floor Bedrooms • Master En - Suite & Family Bathroom • Level Rear Garden, Driveway Parking
- Handy For Withycombe & Brixington Amenities



Accommodation

Ground Floor

Front entrance door, with outside lighting leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Access to loft storage area. Wall mounted central heating thermostat. Doors leading to living room, kitchen and:

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and wall mounted wash hand basin. Tiled splash backs. Radiator.

Living Room 14'6" (4.42m) x 10'2" (3.1m)

Window to front. Fireplace having a tiled back and hearth with a wooden mantle and surround. Radiator. Double doors leading to:

Dining Room 9'9" (2.97m) x 9'4" (2.84m)

uPVC double glazed French doors leading to rear garden. Radiator.

Kitchen 11'9" (3.58m) Max x 10'3" (3.12m) Max

Window overlooking rear garden. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel one and a 1/2 bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with filter above and eye level electric oven. Integrated dishwasher. Tiled flooring. Open to:

Utility

uPVC double glazed external door leading to rear garden. Space and plumbing for washing machine. Further space for free standing fridge / freezer etc. Cupboard storage units. Radiator. Tiled flooring. Door leading to:

Bedroom 5 16'1" (4.9m) x 7'7" (2.31m)

UPVC double glaze window to front. Radiator.

First Floor

Landing

Access to insulated and part boarded loft space via trap door with ladder. Smoke alarm. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Doors leading to 4 bedrooms and family bathroom.

Bedroom 1 13'0" (3.96m) Plus Recess x 10'2" (3.1m)

Window to front. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to front. White suite comprising shower cubicle with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Shaver socket. Extractor fan. Insect ceiling lights.

Bedroom 2 11'3" (3.43m) x 8'1" (2.46m)

Window to rear. Built - in wardrobe. Radiator.

Bedroom 3 8'11" (2.72m) x 8'0" (2.44m)

Window to front. Bulk head storage recess. Radiator.

Bedroom 4 8'9" (2.67m) Max x 7'10" (2.39m) Max

An L-shaped room. Window to rear. Radiator.

Family Bathroom



Obscure uPVC double glazed window to rear. White suite of panelled bath with mixer tap and shower attachment, tiled splashback's to ceiling height. Low - level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

Externally

The open plan Front Garden is laid to lawn with a shrub bed borders. A double width driveway provides off road parking with a further Stone chipped area of open plan front garden which again could be used for off road parking if required. Outside meter boxes. Access to a useful timber garden shed.

Rear Garden

There is an enclosed and level Rear Garden which has a patio area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Outside water tap. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band D

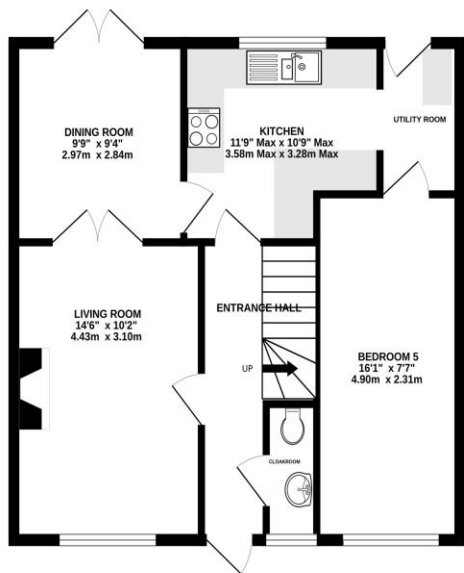
Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, 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

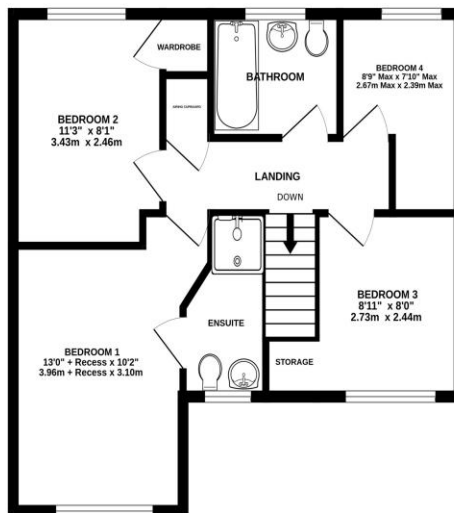
Your home may be repossessed if you do not keep up repayments on your mortgage

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GROUND FLOOR



1ST FLOOR



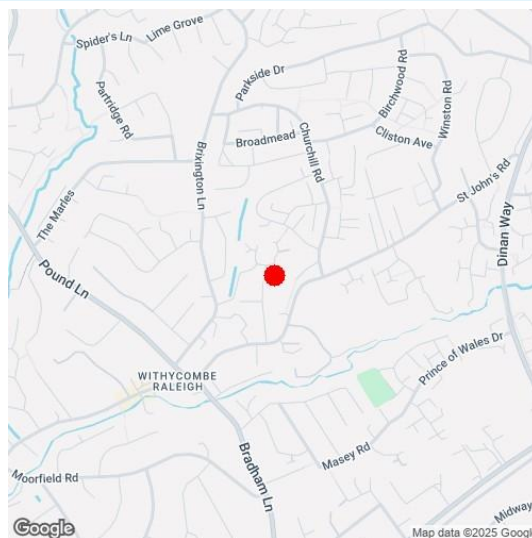
CHERISWOOD CLOSE, EXMOUTH

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.
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Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Turn right into Cheriswood Avenue. Follow the road to the right, then another right into Cheriswood Close where the property will be found clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	83
	74
England & Wales EU Directive 2002/91/EC	



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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.