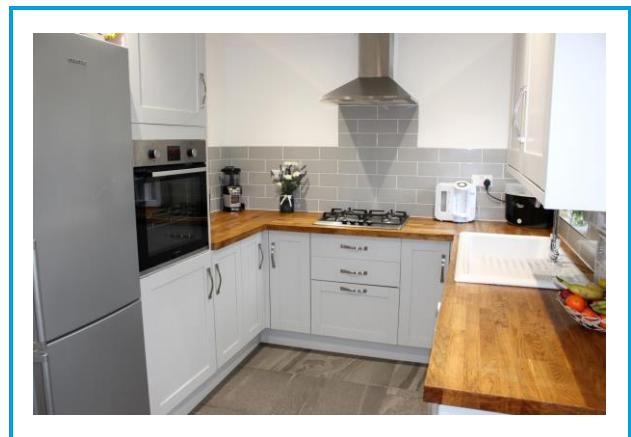
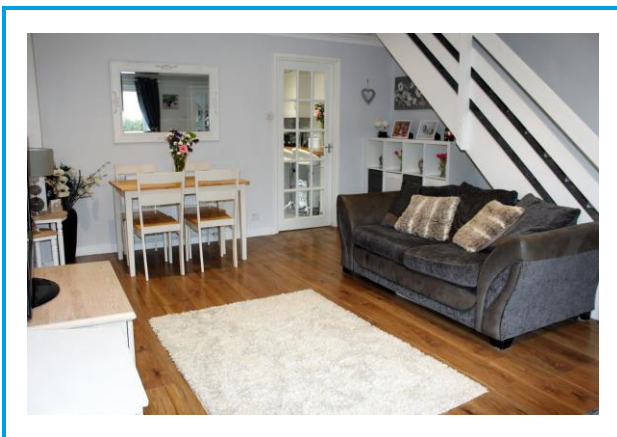




**Price £219,950**

**17 Ashfield Close, Exmouth, EX8 4HE**



- Immaculately Presented 3 Bedroom Mid Terrace Property • Updated By The Current Vendors To A High Standard
  - Gas Central Heating & uPVC Double Glazing • Entrance Porch & Living/Dining Room
  - High Quality, Modern Fitted Kitchen With Oven, Hob & Hood • Recently Installed, High Quality Bathroom
  - Enclosed & Well Planned Rear Garden • Internal Viewing Essential To Fully Appreciate The Quality On Offer



An Indian sandstone paved pathway leads to a part obscure uPVC double glazed front entrance door, with a matching window to side, leading to:

## Ground Floor

### Entrance Porch

Vinyl flooring. Wall mounted coat hooks. Cupboard that houses the wall mounted trip switch and the electric and gas meters. Inset ceiling light. Glazed door leading to:

### Living/Dining Room 17'7" (5.36m) x 14'0" (4.27m)

A lovely room with a staircase rising to the first floor. Laminate flooring. TV point. 2 x Radiators. Useful under stair recess. Inset ceiling lights. Telephone point. Glazed door leading to:

### Kitchen/Breakfast Room 14'0" (4.27m) x 8'3" (2.51m)

Window to rear. Part uPVC double glazed door leading out to the landscaped rear garden. A stunning, modern fitted room that now comprises of a range of quality fitted floor standing and wall mounted cupboard and drawer storage units with wood work surfaces above and complimentary tiled splash backs above. Built in, stainless steel, 4 ring gas hob with a filter hood above. Built in eye level electric oven and grill. Space and plumbing for a washing machine. Space for a free standing fridge/freezer. Inset ceiling lights. Useful breakfast bar area. Radiator. Concealed, wall mounted, gas fired combi boiler. Tiled flooring. Coved ceiling.

## First Floor

### Landing

Access to an insulated and part boarded loft space. Smoke alarm. Small, high level, storage cupboard. Doors leading to:

### Bedroom 1 14'0" (4.27m) x 8'8" (2.64m)

2 x Windows to front. Radiator. Built in wardrobe.

### Bedroom 2

Window to rear. Radiator.

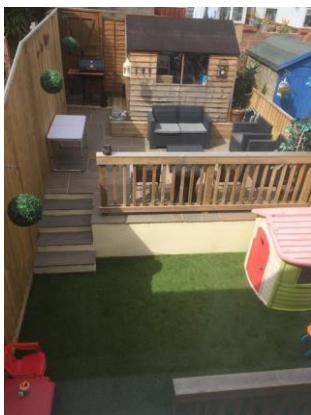
### Bedroom 3 7'5" (2.26m) x 6'1" (1.85m)

Window to rear. Radiator.

### Bathroom

A recently re fitted room that now boasts a lovely suite comprising of a P shaped panelled bath with a thermostatically controlled shower above, splash screen and 2 x storage recesses with ambient LED lighting. Low level WC. Wash hand basin with storage cupboard below. Heated towel rail. Extractor fan. Inset ceiling lights. Tile effect vinyl flooring.





## Externally

### Front Garden

To the front of the property is a level area of garden that has been planned with ease of maintenance in mind. The garden is laid predominately to artificial grass and has a slate paved pathway leading to the front entrance door. Small area of decorative slate chippings. Timber fenced boundaries.

### Rear Garden

The rear of the property offers a maintenance free, useable space that has been designed by the current vendors. The garden is arranged over two tiers, with the first tier being laid to an artificial lawn. Steps then lead up to a lovely level sun terrace which is laid to an Indian sandstone patio, ideal for outdoor sitting during fine weather. There is also a timber storage shed. Outside light and water tap. Timber fenced boundaries. Timber garden gate to the rear allowing for rear pedestrian access.

### Tenure

The property is FREEHOLD

### Services

All main services are connected. Council tax band B.

### 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

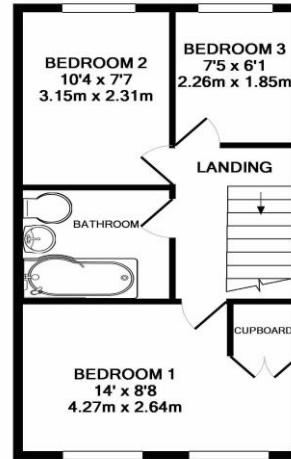
Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority

### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



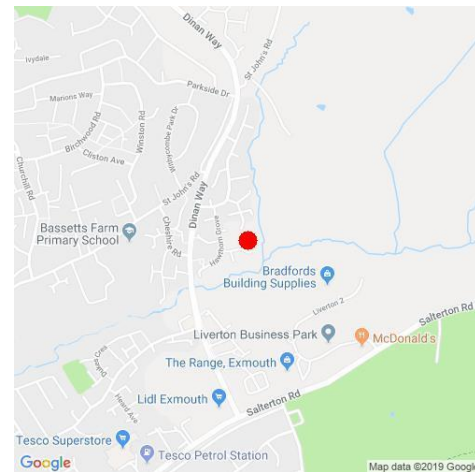
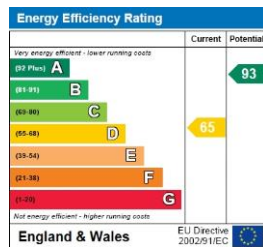
1ST FLOOR

ASHFIELD CLOSE

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 office in Exmouth Town Centre, proceed out of town along Salterton Road. After passing Tesco on the left, and at the traffic lights, turn left onto Dinan Way. Take the 3rd turning right into Meadow View Road and next right into Hawthorn Grove. Turn left into Ashfield Close where the property will be found on the left hand side, set back from the road and clearly identified by our For Sale board.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

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.