

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £245,000**

**23 Cherry Close, Exmouth, EX8 5PR**



- Well Presented Modern House • Popular Cul-De-Sac Location • Handy For Shops, Doctor's & Primary School • Gas Central Heating & Double Glazing • Living / Dining Room, Modern Fitted Kitchen • 2 Bedrooms & Modern Fitted Bathroom • Landscaped Front & Rear Gardens
- Garage & Allocated Parking





## Accommodation

### Ground Floor

Step up to front entrance door leading to:

#### Entrance Hall

Staircase rising to first floor. Wall mounted electric fuse box. Wooden flooring. Door leading to:

#### Living / Dining Room 17'0" (5.18m) x 11'11" (3.63m)

uPVC double glazed window to front. Radiator. Wooden flooring. Concealed gas meter cupboard. Door leading to:

#### Kitchen 11'11" (3.63m) x 7'2" (2.18m)

Obscure uPVC double glaze external door leading to rear garden and uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching splashback's. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with filter hood above and electric oven below. Integrated fridge and freezer. Integrated washer dryer. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water.

### First Floor

#### Landing

Access to insulated and part boarded loft space, with light, via trap door and ladder. Smoke alarm. Doors leading to:

#### Bedroom 1 12'9" (3.89m) x 8'6" (2.59m)

uPVC double glazed window to front gaining distant Haldon Hill views. Good sized built - in wardrobe. Useful linen storage cupboard. Radiator. Wooden flooring.

#### Bedroom 2 11'5" (3.48m) x 6'6" (1.98m)

uPVC double glazed window to rear. Radiator. Wooden flooring.

#### Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including rainfall waterhead and splashback's to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail. Extractor fan.



### Externally

The landscaped Front Garden has ease of maintenance in mind being planted to provide year round interest and colour. Steps leading up to front entrance door. Outside electric meter box.

### Garage & Parking 17'1" (5.21m) x 8'4" (2.54m)

Up and over door to front. Beside the garage is an allocated parking space with further ample on street parking.

### Rear Garden

The landscaped Rear Garden also has ease of maintenance in mind, consisting of a composite decking area immediately adjacent the property being ideal for door dining and sitting during the fine weather. Steps then lead up to a patio area with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Outside water tap. Front pedestrian access 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 B

### Mortgage Assistance

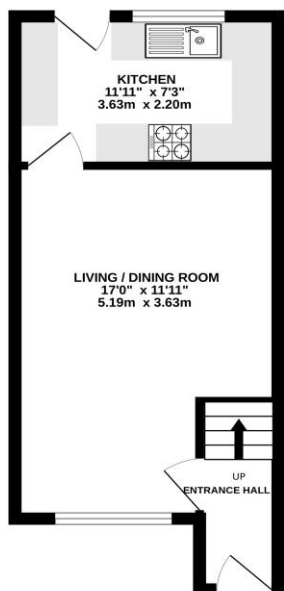
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

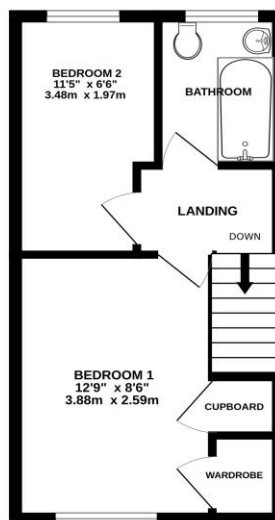
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GROUND FLOOR



1ST FLOOR




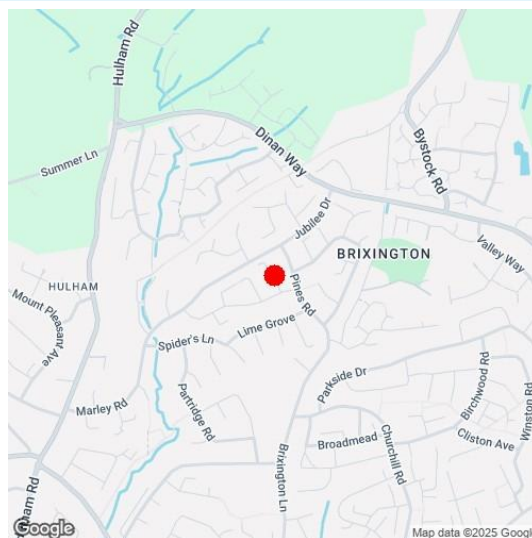
CHERRY CLOSE, EXMOUTH

While 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 Exmouth Town Centre office, turn right into Rolle Street, past The Strand, turning left then right at the roundabout's into Marine Way, passing the train station. Proceed through 2 sets of traffic lights and turn right into Hulham Road. Proceed past the rugby club and take the 4th right into Marley Road. At the shops, turn right into Pines Road and first right into Vansittart Drive. Turn right into Cherry Close, where the property will be found on the right hand side, clearly identified by our For Sale sign.

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



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 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.