

01395 222350

LINKS
ESTATE AGENTS

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

Guide Price £299,950

9 Norman Close, Exmouth, EX8 4JY



- Immaculate Semi Detached House • Cul De Sac Location • Gas Central Heating & uPVC Double Glazing
- 2 Reception Rooms, Modern Fitted Kitchen • 3 Bedrooms With Built - in Storage
- Modern Fitted Bathroom • Enclosed Rear Garden • Garage, Driveway & Exe Estuary Views From The Front



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Hall

Stair case rising to first floor. Radiator. Smoke alarm. Double doors leading to:

Living Room 13'6" (4.11m) x 12'7" (3.84m)

uPVC double glazed window to front and further window to front. Fireplace feature having a marble hearth with a wooden mantle and surround. Radiator. Useful under stairs storage cupboard. Cupboard housing the electric trip switch fuse box. Open to:

Dining Room 10'4" (3.15m) x 8'3" (2.51m)

Window to rear. Radiator. Door leading to:

Kitchen 10'11" (3.33m) x 7'2" (2.18m)

Dual aspect having windows to rear and side. uPVC double glazed external door to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring Halogen hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator.

First Floor

Landing

Window to side gaining Exe Estuary and Haldon Hill views. Access to insulated and part boarded loft space that also has the gas fired combi boiler that supplies the central heating and domestic hot water. Doors leading to:

Bedroom 1 12'10" (3.91m) x 8'9" (2.67m)

Window to front gaining views of the Exe Estuary, Haldon Hill, Sea and Coast line views. Built - in double wardrobe. Radiator.

Bedroom 2 9'3" (2.82m) x 9'2" (2.79m)

Window to rear. Built - in single wardrobe. Radiator.

Bedroom 3 10'1" (3.07m) x 6'8" (2.03m)

Window to front gaining those Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Built - in bulkhead single wardrobe. Radiator.



Bathroom

Obscure glazed window to rear. Modern white suite comprising panelled bath with electric shower unit over and splash back to ceiling height. Concealed cistern WC. Vanity wash hand basin. Heated towel rail.

Externally

The open plan Front Garden is laid to lawn. A driveway to the side of the property, with outside water tap, provides ample off road parking and leads to:

Detached Garage 18'5" (5.61m) x 9'0" (2.74m)

Up and over door to front. Window to side.

Rear Garden

There is a level, enclosed and reasonably private Rear Garden that has a decking area immediately adjacent to the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn. Timber fenced boundaries. Front pedestrian access to front 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 C

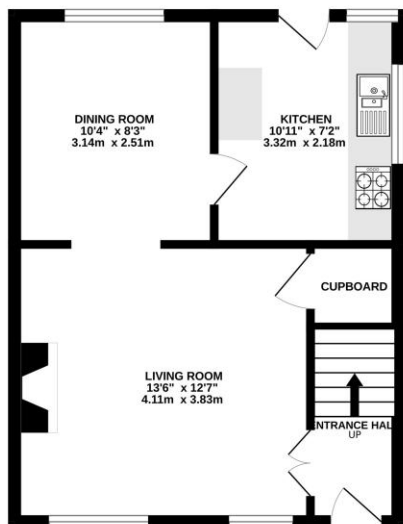
Mortgage Assistance

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

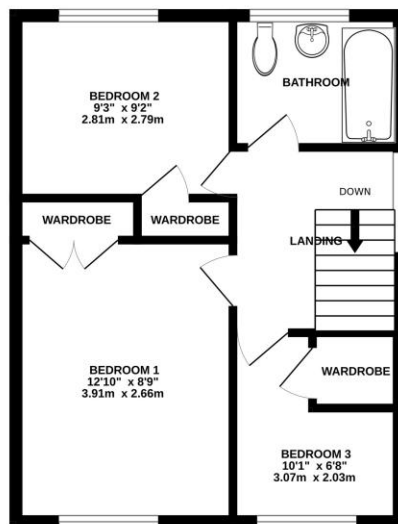
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

GROUND FLOOR



1ST FLOOR



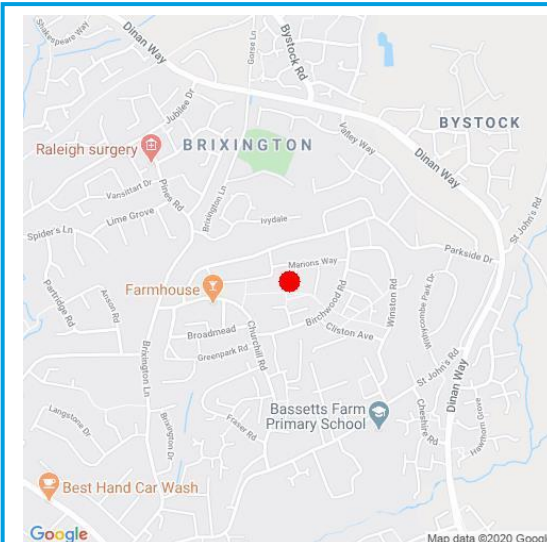
NORMAN CLOSE, EXMOUTH

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.
 Made with Metropix 5.0.0.23

Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. After approximately 1 mile, and after passing Tesco and Lidl on the left, at the next set of traffic lights, turn left onto Dinan Way. Take the 4th left into Parkside Drive and then take the 2nd left into Birchwood Road. Turn right onto Marions Way and 2nd left onto Norman Close, where the property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		43
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.