

Guide Price £450,000
5 Lovering Close, Exmouth, EX8 5DJ



- Well Presented Detached House In Cul-De-Sac • Gas Central Heating & Double Glazing
- Ground Floor Cloakroom, Kitchen / Breakfast Room • Living Room, Dining Room & Conservatory
- 4 Bedrooms, Master En-Suite & Family Bathroom • Larger Than Average, Corner Plot, Southerly Facing Rear Gardens • Ample Driveway Parking For Several Motor Vehicles • Viewing Recommended



Accommodation

Ground Floor

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

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Inset ceiling lights. Laminate flooring. Door leading to living room, open to kitchen / breakfast room and door leading to:

Cloakroom

Obscure uPVC double glazed window to side. Modern white suite of low level WC and vanity wash hand basin. Heated towel rail. Wall mounted electric trip switch fuse box.

Living Room 16'2" (4.93m) x 13'0" (3.96m)

uPVC double glazed French doors leading to conservatory and uPVC double glazed window adjacent. Focal point of log effect gas fire within a fireplace surround having marble back and hearth with a wooden mantle and surround. 2 radiators. Laminate flooring. Open to:

Dining Room 16'8" (5.08m) x 8'3" (2.51m)

Dual aspect having uPVC double glazed window to front and UPVC double glazed French doors leading to the rear garden. Radiator. Laminate flooring.

Conservatory 12'1" (3.68m) x 12'0" (3.66m)

Victorian style with uPVC double glazed windows to 3 sides and uPVC double glazed French doors to either side, leading to both rear gardens. Radiator. Tiled flooring.

Kitchen / Breakfast Room

uPVC double glazed window to front. Good range of cupboard and drawer storage units, with roll edged works surfaces including breakfast bar, and tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Space and plumbing for dishwasher. Space and plumbing for washing machine. The range style cooker in situ is included in the sale, filter hood above. Further space for freestanding fridge / freezer etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator.

First Floor

Landing

Access to insulated loft space. Useful bulkhead linen storage cupboard. Smoke alarm. Doors leading to:

Bedroom 1 13'8" (4.17m) x 9'4" (2.84m)

uPVC double glazed window to rear. Built - in double wardrobe. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to side. White suite of corner shower cubicle with thermostatically controlled shower unit, including rainfall water head, low level WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan.

Bedroom 2 16'9" (5.11m) x 8'4" (2.54m)

uPVC double glazed window to front. Radiator. Access to insulated loft space.

Bedroom 3 9'6" (2.9m) x 9'5" (2.87m)

uPVC double glazed window to front. Built - in double wardrobes. Radiator.





Bedroom 4 10'0" (3.05m) x 6'6" (1.98m)

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to front. Modern fitted white suite of P shaped bath with thermostatically controlled shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Radiator.

Externally

A feature of this property are the larger than average and level grounds. To the front, there is ease of maintenance in mind being laid to shingle and planted, including Palm Trees, to provide interest. There are 2 driveways to either side of the property providing ample parking for several motor vehicles, boats or caravans. Outside meter boxes.

Rear Garden

The property enjoys a larger than average, enclosed and private rear garden consisting of various patio areas which are ideal for outdoor dining and sitting during the fine weather. The gardens are then laid to a mixture of lawn and Stone chippings with various shrub and herbaceous beds and borders that provide year round interest and colour. Brick wall and timber panelled fenced boundaries. Outside power points. Useful timber garden shed. Front pedestrian access via timber garden gates.

Tenure

The property is FREEHOLD

Services

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

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

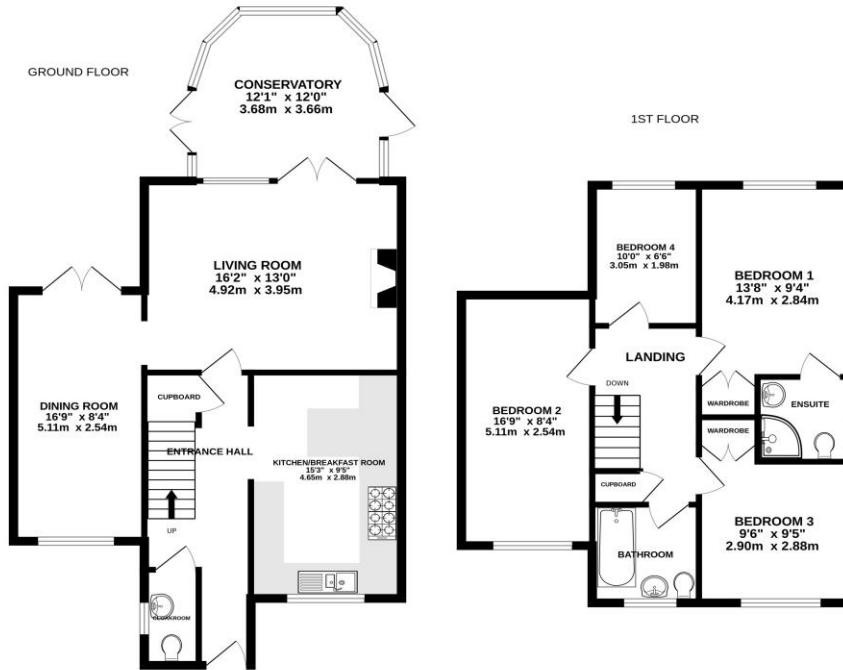
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification





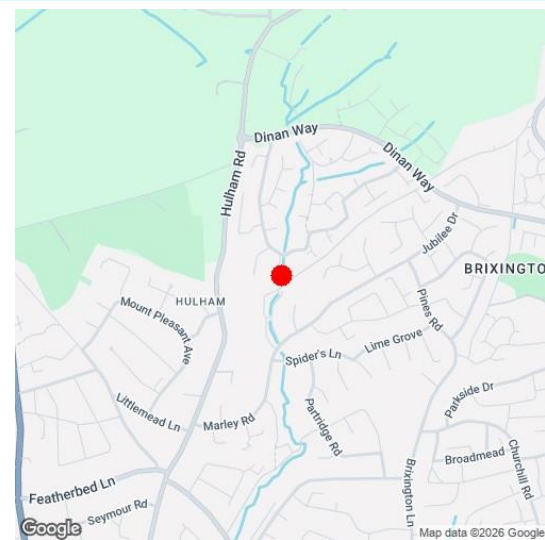
LOVERING CLOSE, EXMOUTH

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, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, turn right onto Dinan Way and right again onto Tennyson Way. Continue into Byron Way and take the second right into Lovering Close where the property will be clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	79
(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.