

Guide Price £290,000
6 Poplar Close, Exmouth, EX8 5NX



- 3 Bedroom End Of Terrace Family House • Popular Cul-De-Sac Location - Close To Shops, Schools & Doctors Surgery • Gas Central Heating & uPVC Double Glazing • Entrance Porch, Living Room
- Fitted Kitchen / Dining Room • White Suite Bathroom • Enclosed South Westerly Facing Rear Garden
- Allocated Parking, Single Garage.



Composite front entrance door, with outside lighting, leading to:

Ground Floor

Entrance Porch

Obscure glazed windows to the front and side. Radiator. Open to:

Entrance Hall

Stair case rising to first floor. Radiator. Cupboard housing the trip switch fuse box. Laminate flooring. Double doors leading to:

Living Room 13'1" (3.99m) Max x 12'4" (3.76m) Max

Window to front. Radiator. Coved ceiling. Useful under stairs storage cupboard. Wall mounted central heating thermostat. Wooden flooring. Door leading to:

Kitchen / Dining Room 15'11" (4.85m) x 8'9" (2.67m)

uPVC double glazed sliding patio doors leading to the rear garden, window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching upstands. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with double electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted gas fired boiler supplying the central heating and domestic hot water. Tiled flooring.



First Floor

Landing

Access to an insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 13'2" (4.01m) x 9'7" (2.92m)

Window to front. Built - in double wardrobe. Radiator.

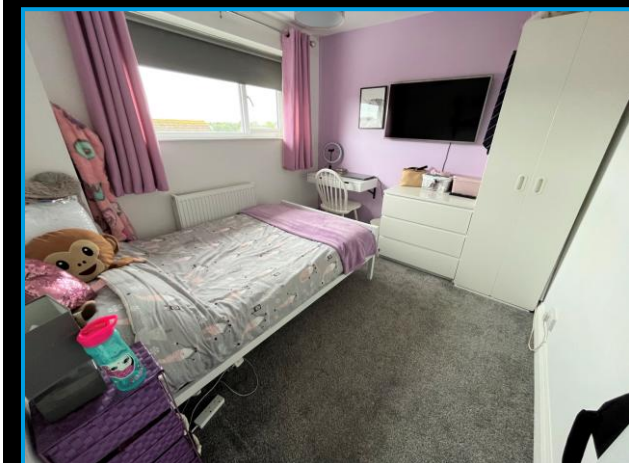
Bedroom 2 9'7" (2.92m) x 8'11" (2.72m)

Window to rear with views towards Haldon Hills. Radiator.



Bedroom 3 9'4" (2.84m) Into Recess x 6'1" (1.85m)

Window to front. Radiator. Airing cupboard that houses a hot water tank and with slatted shelving.



Bathroom

Obscure glazed window to rear. White suite comprising of a panelled bath with an electric shower above and a shower curtain and pole. Low level WC. Pedestal wash hand basin. Fully tiled walls.



Externally

Front Of Property

The open plan front garden has ease of maintenance in mind being laid to decorative stone with a flagstone pathway leading to the front entrance door. Timber fencing to either side. Outside meter boxes.

Parking

A benefit to this property is that it has a allocated parking space situated very close by and also a separate:

Garage

Up and over door to front. Window to rear. Located close to the property.

Rear Garden

To the rear of the property is an enclosed and landscaped South Westerly facing rear garden that is laid mainly to patio which is ideal for outdoor dining and sitting during finer weather. To the rear is a decking area beneath a Pergola. Timber fenced boundaries. A timber garden gate to the side leading to a pedestrian access lane. Outside water tap.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band C. The property is on a water meter.

Mortgage Assistance

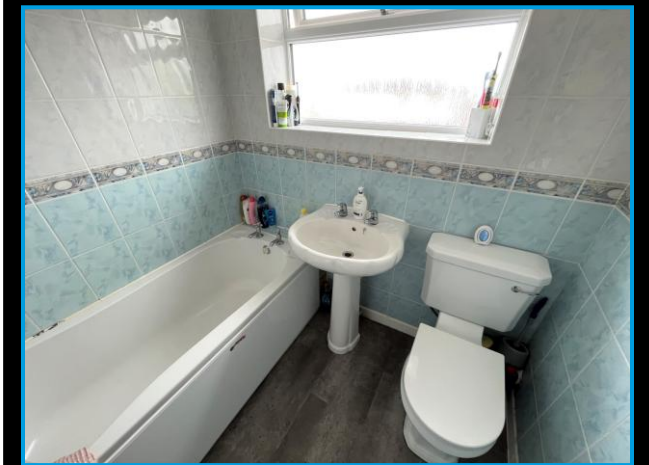
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

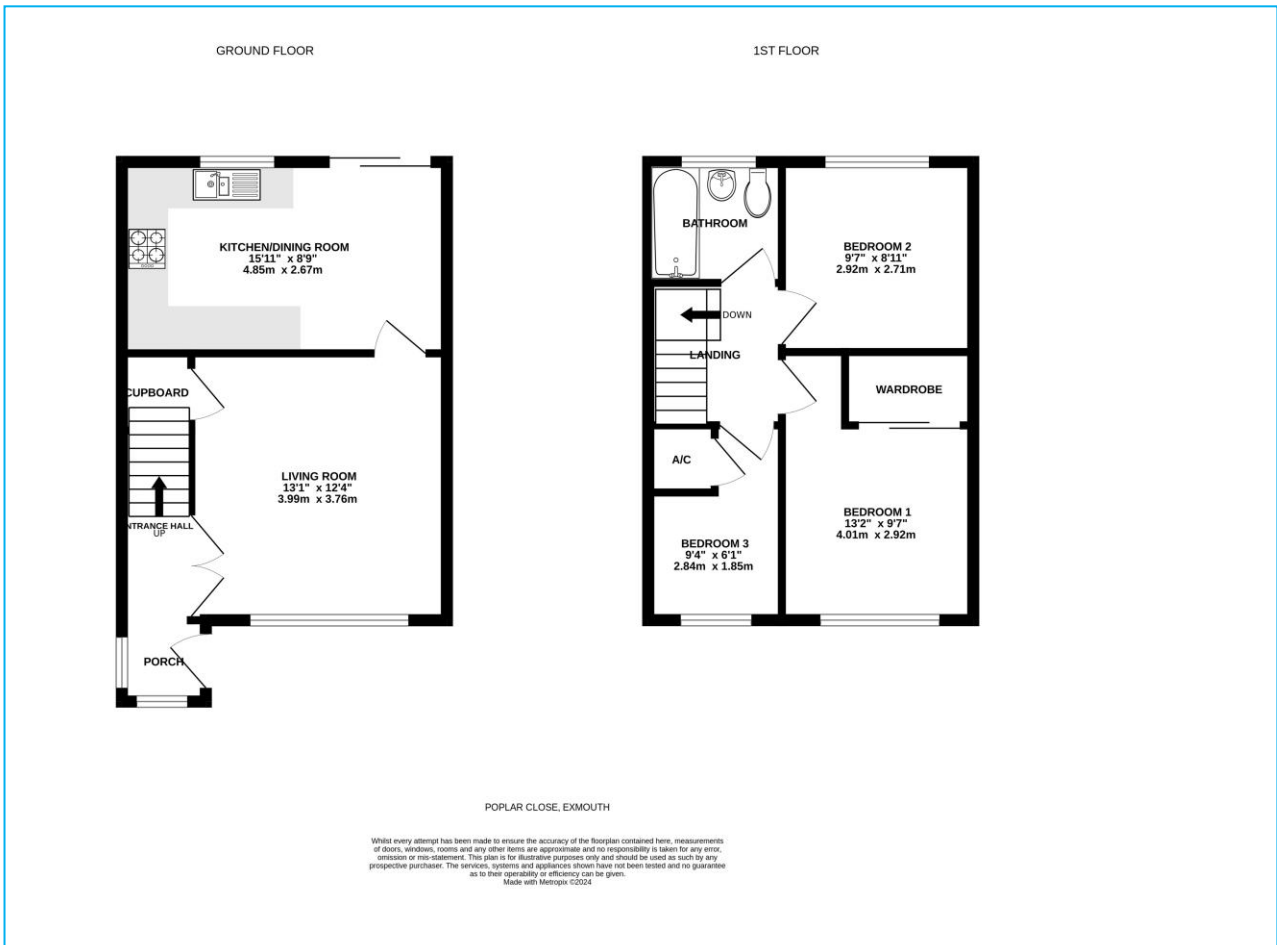
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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

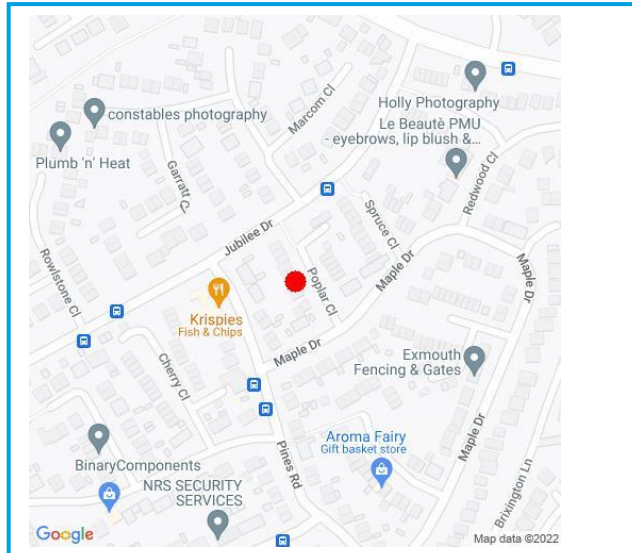




Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 4th turning on the right into Pines Road and left into Maple Drive, before taking the first left hand turning into Poplar Close. The property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
(92-101) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-58) 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.