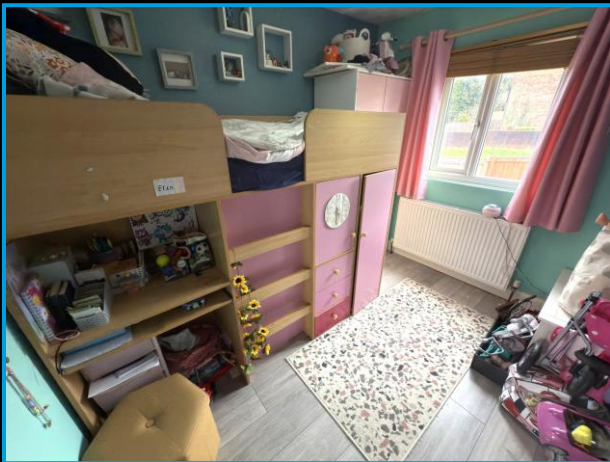


**Guide Price £294,950**  
**3 Prince Charles Close, Exmouth, EX8 4RG**



- Extended 3 - 4 Bedroom Semi Detached House • Gas Central Heating & uPVC Double Glazing
- Open Plan Living Room / Kitchen • Further Reception Room & Shower Room
- 3 First Floor Bedrooms & Study • First Floor Family Bathroom • Southerly Facing Rear Garden
- Driveway, Cul-De-Sac Location



Exmouth is part of the coastline known as the "Jurassic Coast" which has a lovely stretch of sandy beach and a Marina. There are further beaches nearby including Budleigh Salterton, Sidmouth and Lyme Regis. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter City which is approximately 10 miles distance. This property is situated in a cul de sac on the outskirts of with local amenities nearby.

#### Accommodation

Steps rise to uPVC outer door which opens into:

#### Entrance Porch

Cloaks hanging rack. Wooden door opening into:

#### Living Room / Kitchen 22'7" (6.88m) x 12'4" (3.76m) Max

Dual aspect having windows to front and rear. Good range of cupboard and drawer storage units with roll edged work surfaces, including breakfast bar, with matching upstands and tiled splashback's. Composite single bowl sink unit with mixer tap. Built-in four ring gas hob with electric oven below and filter hood above. Integrated slimline dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge/freezer etc. Staircase rising to first floor with useful under stairs recess and cupboards. Radiator. Telephone point. Smoke alarm. Wooden flooring. Cupboard housing the gas fired combi boiler that supplies the central heating and domestic hot water. Open to:

#### Dining Room 14'11" (4.55m) x 7'10" (2.39m)

uPVC double glazed French doors leading to the rear garden. Radiator. Wooden flooring. Storage cupboard. Door leading to:

#### Shower Room

Obscure uPVC double glazed window to front. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit and tiled to ceiling height. Low level WC / wash hand basin. Heated towel rail. Extractor fan.

#### First Floor Landing

Loft access. Radiator. Wooden flooring. Doors leading to:

#### Bedroom 1 12'4" (3.76m) To Wardrobe x 9'9" (2.97m)

Double glazed window to front aspect. Built in wardrobes with overhead storage cupboard. Radiator. Wooden flooring.

#### Bedroom 2 12'6" (3.81m) x 6'3" (1.91m) Max

Double glazed window to rear aspect. An L shaped room with minimum measurement 5'2. Wooden flooring.

#### Bedroom 3 9'3" (2.82m) x 7'11" (2.41m)

uPVC double glazed window to rear. Radiator. Wooden flooring. Open door frame to:





#### **Study / Occasional Bedroom 4 9'2" (2.79m) x 7'11" (2.41m)**

Access via bedroom 3. uPVC double glazed window to front. Radiator. Wooden flooring.

#### **Bathroom**

Obscure glazed window to rear. White suite comprising panelled bath with mixer shower attachment over and thermostatically controlled shower unit. Low level WC. Pedestal wash hand basin. Complementary ceramic wall tiling to full height.

#### **Outside**

To the front of the property the Front Garden is mainly laid to lawn with outside meter boxes. Steps up to front entrance door. A driveway to the side of the property provides off road parking.

#### **Rear Garden**

The enclosed and Southerly facing Rear Garden has ease of maintenance in mind. The garden is predominantly laid to patio, ideal for al fresco dining during fine weather. Steps rise to a decking / Astro turf area providing a further place for sitting and dining, storage recess below. Outside water tap. Timber fenced boundaries. Timber garden shed. Front pedestrian access to side of property.

#### **Tenure**

The property is FREEHOLD.

#### **Services**

All mains services are connected, water is on a meter. Council Tax Band B.

#### **Mortgage Assistance**

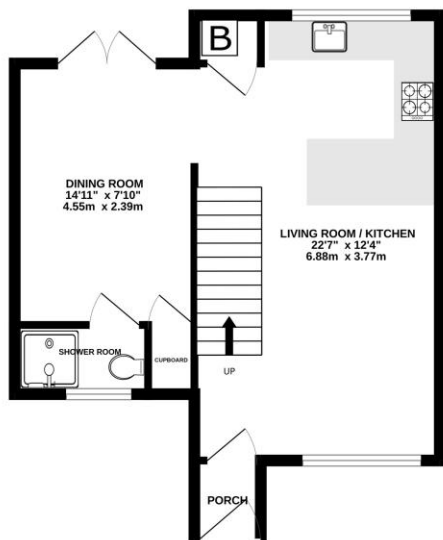
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

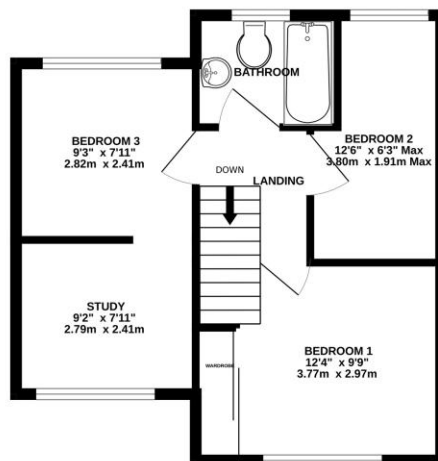
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GROUND FLOOR



1ST FLOOR



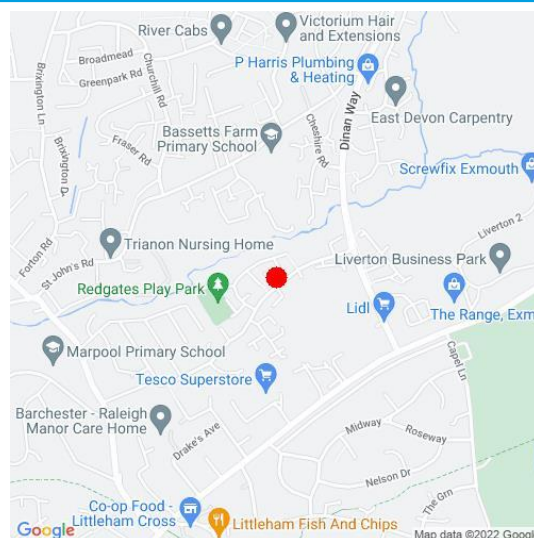
PRINCE CHARLES CLOSE, EXMOUTH

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 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 1st turning left into Prince of Wales Drive and 1st right into Dukes Crescent, and immediately left into Prince Charles Close where the property will be found on the left hand side.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) <b>A</b>                           |         | <b>90</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.