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Guide Price £550,000
6 Hereford Close, Exmouth, EX8 5QT



- Immaculate Detached House In Cul-De-Sac • Gas Central Heating & Double Glazing
- Ground Floor Cloakroom & 3 Receptions • Modern Fitted Kitchen • 4 Bedrooms All With Wardrobes
- En - Suite Bathroom & Further Bathroom • Double Garage, Driveway & Enclosed Garden
- NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to front entrance door, beneath pitched and tiled storm canopy with outside meter boxes, leading to:

Entrance Hall

Staircase rising to 1st floor with useful under stairs storage cupboard. Radiator. Wall mounted central heating thermostat. Wooden flooring. Doors leading to living room, study, family room, kitchen and:

Cloakroom

Obscure glazed window to front. Modern white suite of low level WC and vanity wash hand basin. Tiled splash backs. Tiled flooring. Heated towel rail.

Living Room 15'6" (4.72m) x 13'1" (3.99m)

Window to front. Focal points of stone fireplace with log effect electric fire. Radiator. Double doors leading to:

Dining Room 11'2" (3.4m) x 9'7" (2.92m)

Window to rear. Radiator. Serving hatch to kitchen.

Kitchen 11'5" (3.48m) x 10'11" (3.33m)

Window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel 1 1/2 bowl sink with single drainer unit and mixer tap. Built-in 4 ring gas hob with filter hood above and eye level double electric oven and grill side. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine. Wall mounted concealed gas fired boiler that supplies the central heating and domestic hot water. Radiator.

Family Room 14'4" (4.37m) x 8'10" (2.69m)

uPVC double glazed sliding patio doors leading to the rear garden. Radiator. Wooden flooring.

Study 8'5" (2.57m) x 7'0" (2.13m)

Window to front. Wooden flooring. Radiator.

First Floor

Landing

Access to insulated loft space. Airing cupboard housing the hot water tank with slatted shelving. Radiator. Doors leading to all bedrooms and bathroom.

Bedroom 1 13'5" (4.09m) x 13'3" (4.04m)

Window to front. Built - in triple wardrobe. Radiator. Telephone point. Door leading to:

En - Suite Bathroom 8'7" (2.62m) x 6'10" (2.08m)

Obscure glazed window to front. White suite of corner bath with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Tiled walls and flooring. Radiator. Heated towel rail. Inset ceiling lights. Extractor fan.

Bedroom 2 10'8" (3.25m) x 10'4" (3.15m)

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

Bedroom 3 9'8" (2.95m) x 9'4" (2.84m)

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

Bedroom 4 9'11" (3.02m) x 8'5" (2.57m) Plus Recess

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





Family Bathroom 10'1" (3.07m) x 6'0" (1.83m)

Obscure glazed window to rear. Modern fitted white suite of panelled bath with electric shower unit over. Concealed cistern WC. Vanity wash hand basin. Good range of fitted storage. Fully tiled walls and floor. Radiator.

Externally

The open plan Front Garden is laid to lawn with a flagstone pathway leading to the front entrance door. A double width driveway provides ample off road parking for several motor vehicles and leads to:

Detached Double Garage 17'0" (5.18m) x 17'0" (5.18m)

2 up and over doors to front. Personal door to side leading to the rear garden. Under eaves storage space. Power and light connected.

Rear Garden

The property has a good sized and enclosed rear garden that has a flagstone patio area immediately adjacent to the property, with a decking area to the rear, both being ideal for outdoor dining and sitting during the fine weather. The remainder of the garden is then laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Outside water tap. Outside lighting. Timber garden shed. Front pedestrian access to side of property 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 E

Mortgage Assistance

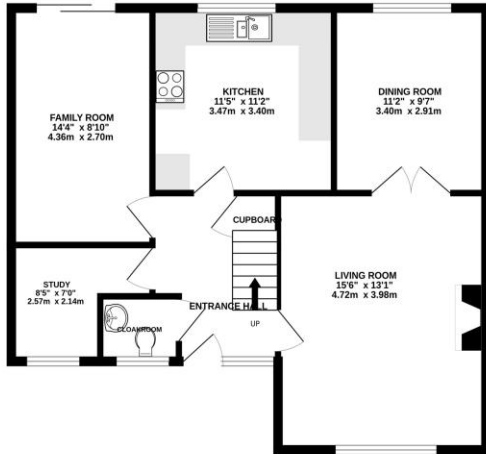
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

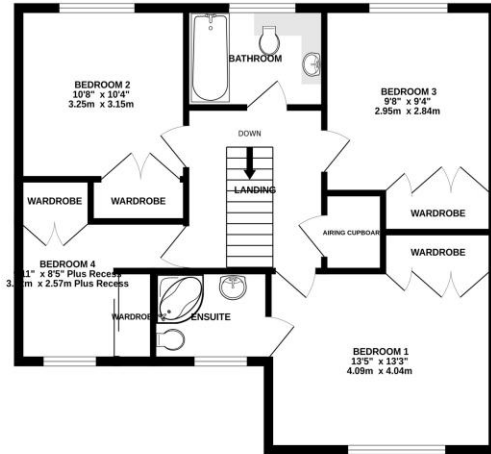
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GROUND FLOOR



1ST FLOOR



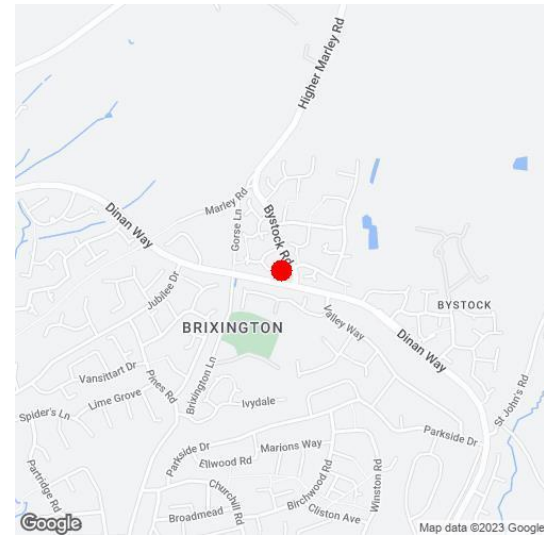
HEREFORD CLOSE

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, proceed onto Marine Way and into Exeter Road passing through 2 sets of traffic lights before turning right into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Take the 2nd turning left into Bystock Road and left again into Hereford Close. Bear left where the property will be found in the left corner.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(92-101)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-58)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		74	83
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.