

01395 222350

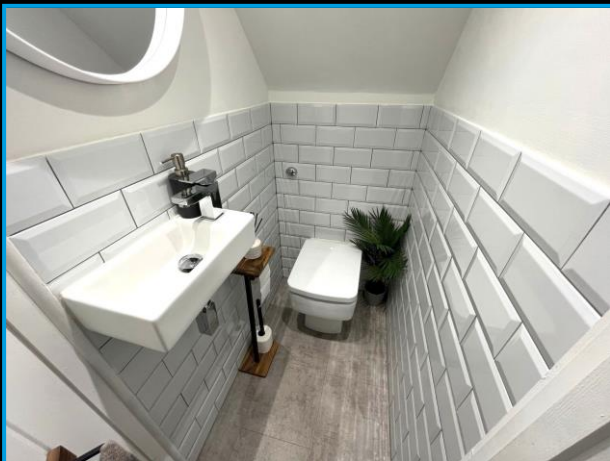
LINKS
ESTATE AGENTS

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Guide Price £289,950
4 Garratt Close, Exmouth, EX8 5PJ



- Immaculate 2 Double Bedroom Semi Detached • Gas Central Heating & uPVC Double Glazing
 - Ground Floor Cloakroom, Living Room • Modern Fitted Kitchen / Dining Room
- 2 Double Bedrooms & Modern Fitted Bathroom • Large Garage, Driveway, Good Sized Rear Garden
 - PP Granted For 2 Storey Rear Extension • Cul-De-Sac, Handy For Local Amenities



Accommodation

Ground Floor

Obscure uPVC double glazed front entrance door, with a matching window to side, leading to:

Living Room 17'5" (5.31m) x 12'11" (3.94m)

A good sized room with a window to front. Radiator. TV point. Staircase rising to the first floor. Coved ceiling. Doors leading to kitchen / dining room and:

Cloakroom

Modern fitted white suite of low level WC and wall mounted wash hand basin. Tiled splash backs. Tiled flooring. Inset ceiling lights.

Kitchen / Dining Room 12'11" (3.94m) x 9'0" (2.74m)

Window to rear and uPVC double glazed external door leading out to the rear garden. Range of modern fitted cupboard and drawer storage units with square edged work surfaces, under wall unit lighting and splash backs. Built in 4 ring gas hob with electric oven below and filter hood above. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for a washing machine. Further space for free standing fridge / freezer etc. Vinyl clip flooring. Radiator. Coved ceiling. Wall mounted, gas fired, combi boiler supplying the central heating and domestic hot water. Space for a table and chairs.

First Floor

Landing

Access to insulated and boarded loft space, with light, via trapdoor and ladder. Doors leading all rooms:

Bedroom 1 13'0" (3.96m) x 9'5" (2.87m)

Window to front with distant Haldon Hill views. Radiator. Coved ceiling.

Bedroom 2 12'11" (3.94m) x 9'0" (2.74m)

Window to rear. Radiator. Built in bulk head storage cupboard with radiator.

Bathroom

Obscure glazed window to side. Modern fitted white suite comprising of a panelled bath with a thermostatically controlled shower unit over, including rainfall water head and tiled to ceiling height. Low level WC. Vanity wash hand basin. Vinyl flooring. Heated towel rail.

Externally

To the front of the property is a small area of garden that is laid mainly to lawn. There is also a driveway that provides off road parking for 1 motor vehicle and leads to:

Garage 27'7" (8.41m) x 7'7" (2.31m)

Attached to the side of the property is a larger than average garage. Newly fitted up and over door to front. Power and light connected. Work bench. Window to rear. Personal door to rear leading to:



Rear Garden

There is a good sized and enclosed garden to the rear. There is a patio area immediately adjacent the property with a covered Pergola, plus a decking area to the rear, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to shingle. Timber fenced and wall boundaries. Outside water tap and light. Front pedestrian access through the garage.

Planning Permission

Full planning permission was granted in September 2023 for a 2 storey rear extension, consisting of a larger kitchen / dining room and a third bedroom on the first floor. Further information is available via the East Devon District Council Planning Portal using reference 23/1576/FUL

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 Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

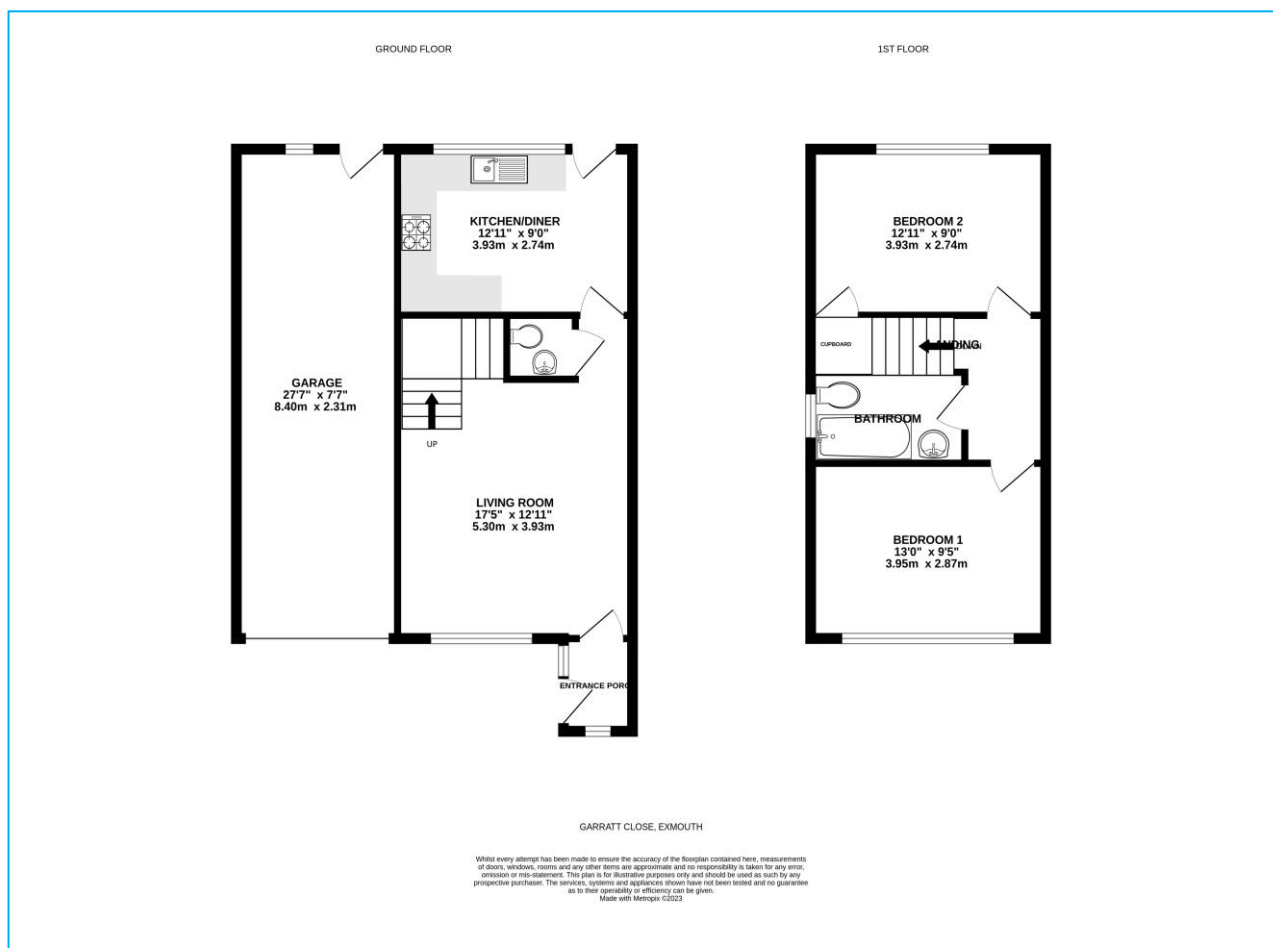
Agents Note

These are draft particulars and are awaiting vendors verification

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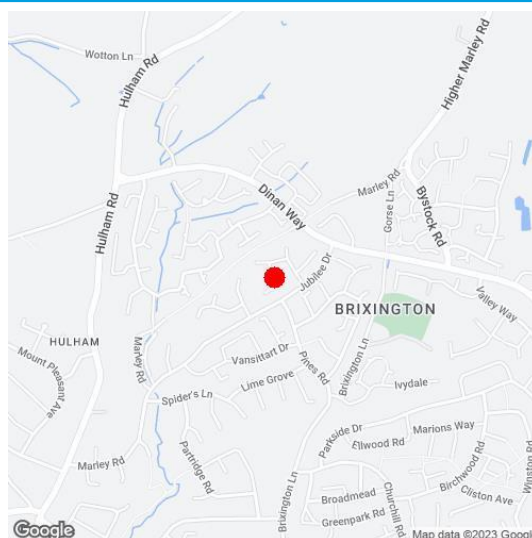
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Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road and on into Jubilee Drive. Take the 3rd turning on the left into Barrowdale Close and then the next left into Comilla Close. Take a left again into Garratt Close where the property will be found on the left hand side, clearly identified by our For Sale board.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (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.

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