

**Offers in Excess of £475,000**  
**15 Arthurs Close, Exmouth, EX8 4JZ**



- Well Presented Detached House In Cul-De-Sac • Handy For Brixington Shops & Primary School
  - Gas Central Heating & Double Glazing • Dual Aspect Living Room, Conservatory
  - Kitchen & Separate Utility • Ground Floor Bedroom / Reception Room With En-Suite
  - 4 First Floor Bedrooms & 2 Shower Rooms • Corner Plot Gardens, Garage & Driveway



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door, beneath pillared storm canopy, leaving to:

### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Cupboard housing the electric fuse box. Wall mounted central heating thermostat. Doors leading to kitchen, dining room / bedroom 5 and:

### Living Room 24'5" (7.44m) x 11'8" (3.56m) Max

Dual aspect having uPVC double glazed windows to front and side. Fitted cupboards and shelving to chimney alcove. 2 radiators. Sliding UPVC double glazed doors leading to:

### Conservatory 11'8" (3.56m) x 8'6" (2.59m)

uPVC double glazed windows on rendered dwarf brick wall to rear and side and uPVC double glazed sliding patio doors to side, gaining distant Haldon Hill views. gaining access to the rear garden. Wall mounted electric convector heater.

### Kitchen 12'9" (3.89m) x 8'3" (2.51m)

Dual aspect having uPVC double glazed windows to front and side and uPVC double glaze external door leading to the corner plot gardens. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel single sink and double drainer unit with mixer tap. Built - in 4 ring induction hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher. Radiator. Door leading to:

### Utility 5'6" (1.68m) x 5'2" (1.57m)

Obscure uPVC double glazed window to front. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc.

### Bedroom 5 / Dining Room 11'10" (3.61m) x 10'0" (3.05m)

Dual aspect having uPVC double glazed windows to front and side. Radiator. Laminate flooring. Door leading to:

### En - Suite

uPVC double glazed window to front. Modern fitted white suite of corner shower cubicle with electric shower unit and splashback's to ceiling light. Low level WC and vanity wash hand basin. Extractor fan. Heated towel rail.

## First Floor

### Landing

Access to insulated and part boarded loft space via trap door with ladder, that also has the gas fire Combi boiler that supplies the central heating and domestic hot water. Smoke alarm. Doors leading to 4 bedrooms and showering

### Bedroom 1 11'10" (3.61m) x 10'0" (3.05m)

uPVC double glaze window to front. Radiator. Door leading to:

### En - Suite

uPVC double glazed window to front. Modern fitted white suite of corner shower cubicle with electric shower unit and splash back's to ceiling height. Vanity wash hand basin. Extractor fan. Heated towel rail.

### Bedroom 2 12'9" (3.89m) x 10'11" (3.33m)

uPVC double glazed window to side giving views of the Exe Estuary and Haldon Hills. Useful linen storage cupboard. Radiator.



**Bedroom 3 11'6" (3.51m) Max x 10'3" (3.12m)**  
uPVC double glaze window to side. Radiator.

**Bedroom 4 9'9" (2.97m) Max x 7'9" (2.36m)**  
uPVC double glazed window to front. Built - in single wardrobe. Radiator.

#### Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of large shower cubicle splash screen doors and thermostatically controlled shower unit, including rainfall Waterhead, splash backs to ceiling height. Vanity wash hand basin. Heated towel rail. Plinth lighting.

#### Cloakroom

Obscure uPVC double glazed window to side. White suite of concealed cistern WC and splashback's to dado height.

#### Externally

A feature of the property are the landscaped and corner plot, enclosed gardens. Consisting of various patio and artificial grass areas, being ideal for outdoor dining and sitting during the fine weather. There are then various shrub and herbaceous beds and borders that provide year round interest and colour. Outside lighting. Outside water tap. Timber panel fence and brick wall boundaries. From pedestrian access via garden gates. Timber garden shed.

#### Garage 18'0" (5.49m) x 9'0" (2.74m)

Obscure uPVC double glazed window to side. Power and light connected. Remote up and over door to front. EV point. A driveway to the front of the garage provides off road parking.

#### 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

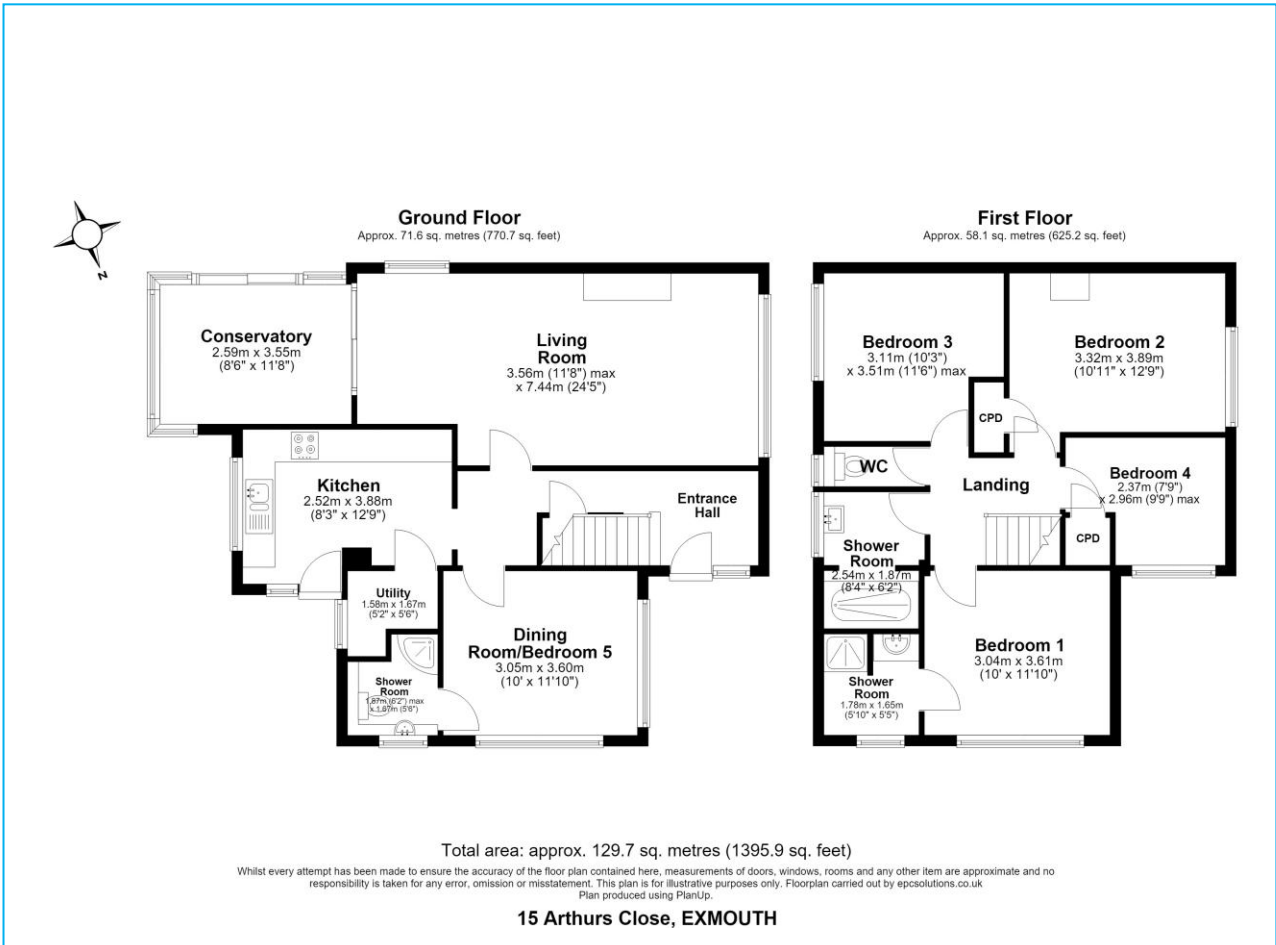
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### Agents Note

These are draft particulars and are awaiting vendors verification





**Directions**

From our prominent Town Centre office, proceed out of town along Salterton Road. After approximately 1 mile, and after passing Tesco and Lidl on the left, at the next set of traffic lights, turn left onto Dinan Way. Take the 4th left onto Parkside Drive and then take the 2nd left into Birchwood Road. Turn right onto Marions Way and left onto Arthurs Close, where the property will be found, at the end, on the left hand side.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
62	74
England & Wales	
EU Directive 2002/91/EC	



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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.