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LINKS
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Guide Price £399,000
2 Flora Close, Exmouth, EX8 4FA



- Semi Detached Bungalow Built In 2019 • Popular Cul-De-Sac, NHBC Guarantees Remaining •
- Gas Central Heating & uPVC Double Glazing • Living Room With French Doors To Garden •
- Kitchen / Dining Room with Appliances • 2 Double Bedrooms, En - Suite & Bathroom • Southerly Facing Rear Garden. Garage & Driveway • NO ONWARD CHAIN



Accommodation

Composite front entrance door beneath pillared storm canopy which has the electric meter box and outside lighting, leading to:

Entrance Hall

Useful storage cupboard which also has the electric trip switch fuse box. Radiator. Tiled flooring. Access to insulated loft space. Smoke alarm. Doors leading to all rooms.

Living / Dining / Kitchen 18'7" (5.66m) x 17'0" (5.18m)

Living Area 17'0" (5.18m) x 9'7" (2.92m)

uPVC double glazed French doors leading to the rear garden. Radiator. Wall mounted central heating thermostat. Open to kitchen dining room.

Kitchen / Dining Area 17'0" (5.18m) x 8'8" (2.64m)

Window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring Neff electric hob with Neff electric oven below and filter hood above. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine. Wall mounted, concealed, gas fired Combi boiler that supplies central heating and domestic hot water. Radiator. Tiled flooring.

Bedroom 1 15'1" (4.6m) x 12'2" (3.71m) Into Bay

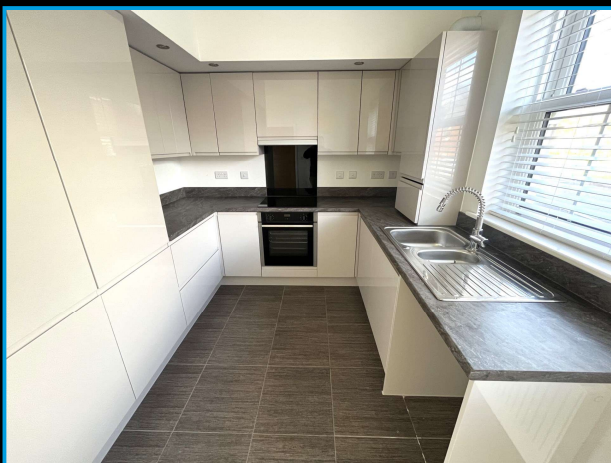
Plus door recess. Walk - in uPVC double glazed bay window to rear. 2 lots of fitted double wardrobes. Radiator. Wall mounted central heating thermostat. Door leading to:

En - Suite

Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit over, including Rainfall waterhead and tiled splashbacks to ceiling height. Low level WC. Wall mounted wash hand basin. Useful shelved storage cupboard. Heated towel rail. Tiled flooring. Shaver socket. Extractor fan.

Bedroom 2 13'3" (4.04m) To Wardrobe x 11'2" (3.4m) Into Bay

Walk - in bay window to front. Fitted triple wardrobe to one wall. Radiator.





Bathroom

Obscure glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiled splashbacks to ceiling height. Low level WC. Wall mounted wash and basin. Heated towel rail. Tiled flooring. Extractor fan. Shaver socket.

Externally

The open plan area of Front Garden is planted to provide year round interest and colour. The property further benefits from an area of land, to the right hand side, which is open plan and laid to lawn. Gas meter box.

Rear Garden

There is a good sized, private and Southerly facing Rear Garden which has a patio area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn. Timber panelled fenced boundaries. Garden shed. Outside water tap. Remote controlled awning over the living room French doors. Outside power points. Pathway then leads down to:

Garage 20'4" (6.2m) x 9'10" (3m)

Up and over door to front. Under eaves storage space. Personal door leading to garden. Power and light connected.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band D

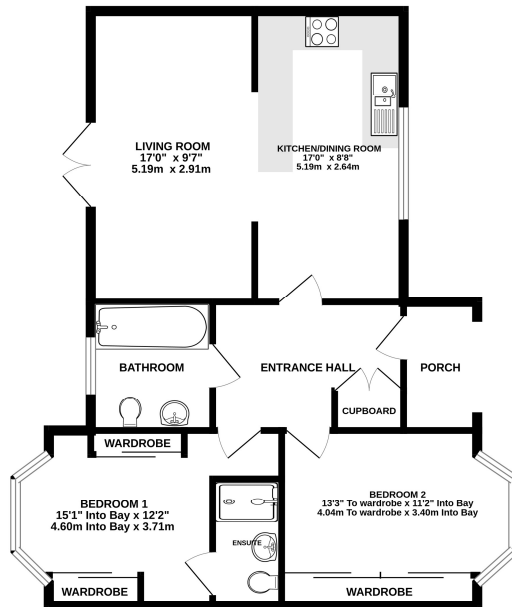
Mortgage Assistance

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)

GROUND FLOOR



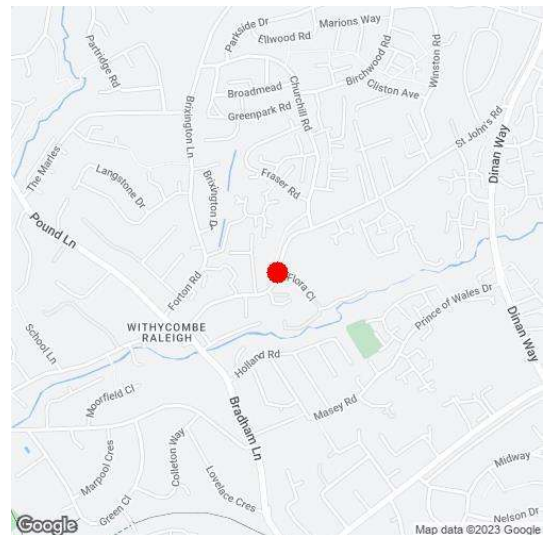
FLORA CLOSE, EXMOUTH

While 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 misstatement. 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.
 Made with floorplan 02023

Directions

From Exmouth Town Centre, proceed out of town on Salterton Road. At Littleham Cross traffic lights, turn left into Bradham Lane. At the mini roundabout, turn right into St Johns Road. Take the second right into Flora Close where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(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.