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**LINKS**  
ESTATE AGENTS

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**Guide Price £299,950**  
**6 Milton Close, Exmouth, EX8 5SS**



- Modern Semi Detached House • 3 Bedrooms • Spacious Lounge/Dining Room
- Kitchen/Breakfast Room With Integrated Oven & Hob • Cloakroom/WC & Bathroom/WC
- Easy To Maintain Gardens • Garage & Driveway • NO ONWARD CHAIN



## Accommodation

### Ground Floor

Canopy porch with outside courtesy light. Entrance door to:

#### Entrance Hall

A spacious hallway with stairs to first floor. Telephone point. Radiator. Doors to:

#### Cloakroom/WC

Double glazed window to the front. Close-coupled WC. Wash hand basin. Tiled splash back. Radiator.

#### Lounge/Dining Room 16'5" (5m) x 15'8" (4.78m)

Double glazed window to the rear. Double glazed French doors leading to the rear garden. 2 Radiators. Telephone point. TV aerial point. Built-in cupboard under the stairs.

#### Kitchen/Breakfast Room 10'10" (3.3m) x 8'4" (2.54m)

Double glazed window to the front. Range of units comprising a one and a half bowl stainless steel sink unit. Roll edge work top surface. Tiled splashback. Base cupboard and drawer units. Matching eye-level units. Integrated electric oven. Inset four ring gas hob with cooker hood over. Plumbing for washing machine. Space for slim line dishwasher. Space for fridge/freezer. Radiator. Unit housing Ideal gas fired combi boiler supplying domestic hot water and central heating.

### First Floor

#### Landing

Hatch to roof space. Built-in storage cupboard. Doors to:

#### Bedroom 1 12'1" (3.68m) x 9'7" (2.92m)

Double glazed window to the front. Radiator. TV aerial point. Telephone point. Built-in wardrobe/storage cupboard.

#### Bedroom 2 12'3" (3.73m) x 8'11" (2.72m)

Double glazed window to the rear. Radiator. Built-in wardrobe/storage cupboard.

#### Bedroom 3 9'1" (2.77m) x 7'3" (2.21m)

Double glazed window to the rear. Radiator.



### Bathroom/WC

Double glazed window to the front. Suite comprising panelled bath. Tiled splashback. Mira shower. Glazed shower screen. Wash hand basin. Tiled splashback. Close-coupled WC. Radiator. Shaver point. Extractor fan.

### Externally

#### Front Garden

To the front of the property is an area of stone chippings and a gate to the side of the property gives access to:

#### Rear Garden

Designed with ease of maintenance in mind. A paved patio runs along the back of the property with the remainder of the garden laid to stone chippings. A gate leads from the garden to the driveway which provides OFF ROAD PARKING and in turn leads to:

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

Up and over door. Power and light. Water tap.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. 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

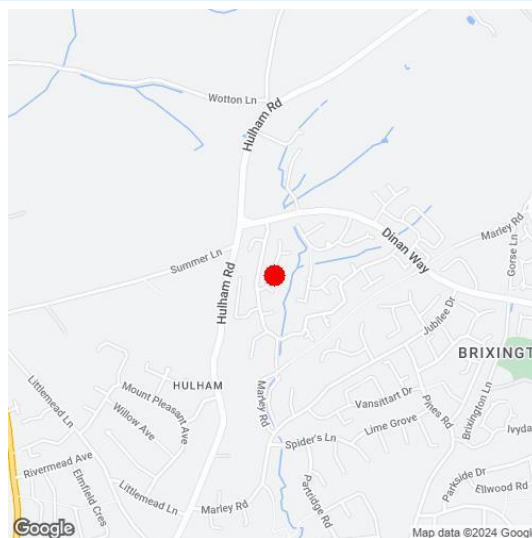
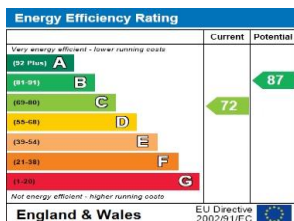
These are draft particulars and are awaiting vendors verification.





### Directions

From our prominent Town Centre office, proceed onto Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary and Pound Lane. Continue for approximately 1 mile and just before leaving Exmouth, take the last road on the right into Dinan Way then the 1st right into Tennyson Way. Continue down the road and take the first turning on the left into Whitman Close and second turning on the right into Milton Close. The property can be found on the right hand side.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 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.