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**LINKS**  
ESTATE AGENTS

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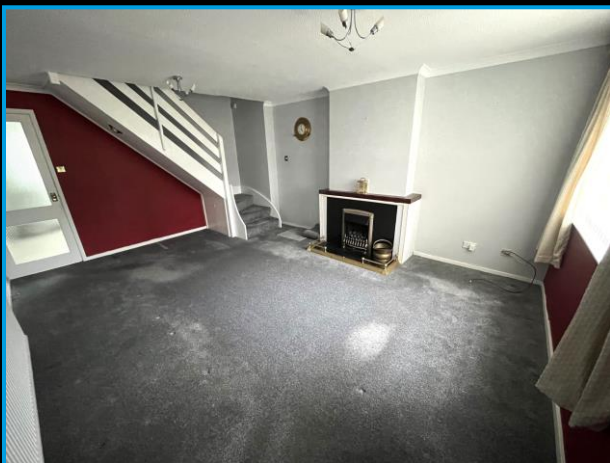
**Guide Price £274,000**

**6 Barrowdale Close, Exmouth, EX8 5PN**



- Well Presented Semi Detached House • Gas Central Heating & Double Glazing • Living / Dining Room • Kitchen / Breakfast Room • 2 Double Bedrooms & Shower Room • Southerly Facing Rear Garden • Driveway Parking, Handy For Amenities • NO ONWARD CHAIN





## Accommodation

### Ground Floor

Step up to obscure double glazed front entrance door leading to:

#### Entrance Porch

Obscure glazed window to front and side. Wall mounted hooks for coats etc. Obscure glazed door leading to:

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

Window to front. Fitted gas fire within a fireplace surround. Staircase rising to first floor with understairs cupboard that house the electric fuse box. Wall mounted thermostat. Smoke alarm. Obscure glazed door leading to:

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

uPVC double glazed external door leading to rear garden with window adjacent. Range of matching wall and floor mounted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. The dishwasher, washing machine, fridge and freezer in situ are included in the sale. Concealed, wall mounted, gas fired boiler supplying the central heating and domestic hot water. Radiator. Tiled flooring.

### First Floor

#### Landing

Access to insulated and partially boarded loft space. Doors leading to all rooms.

#### Bedroom 1 12'11" (3.94m) x 9'0" (2.74m)

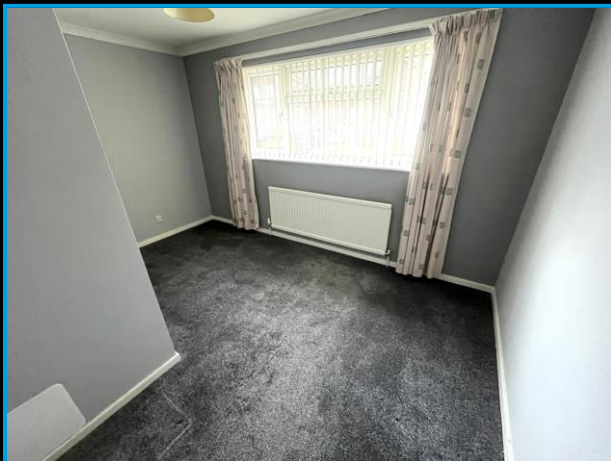
Window overlooking rear garden. Radiator. Airing cupboard housing the hot water tank with slatted shelving.

#### Bedroom 2 12'11" (3.94m) x 9'4" (2.84m) Max

An L shaped room. Window to front. Radiator.

#### Shower Room

Obscure glazed window to side. Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit and ceramic tiled splash backs to ceiling height. Low level WC. Vanity basin with storage cupboards below. Radiator. Heated towel rail. Shaver socket. Inset ceiling lights.



### Externally

The Front Garden is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. A driveway to the side of the property provides off road parking for up to 3 motor vehicles.

### Rear Garden

The enclosed and Southerly facing Rear Garden has a patio area immediately adjacent the property being ideal for outdoor dining and sitting during fine weather. The remainder is then laid to lawn with shrub bed and herbaceous borders. Outside water tap. Timber fence and brick wall boundaries. There is an attached timber garden shed with power and light connected. A timber door then gives front pedestrian access.

### 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

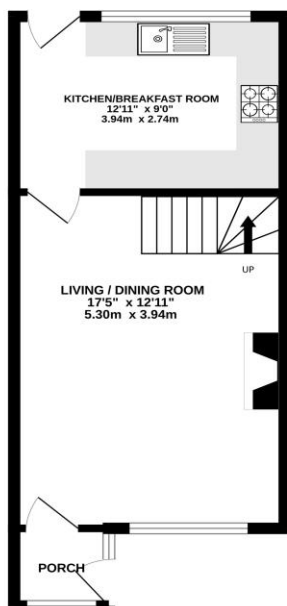
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### Agents Note

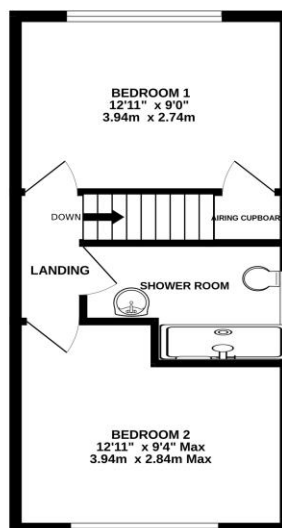
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



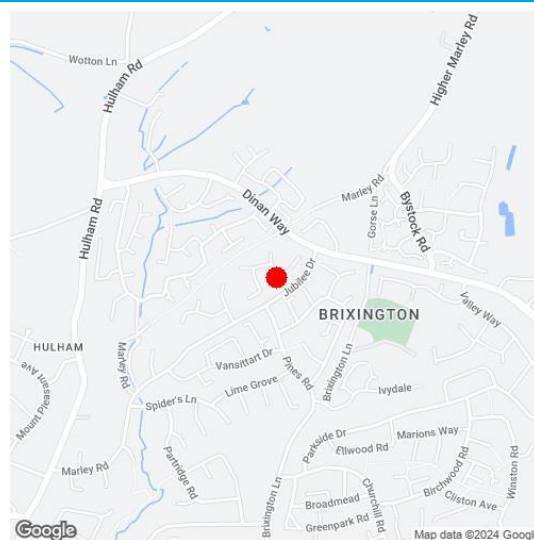
BARROWDALE CLOSE, EXMOUTH

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 into Rolles, passing The Strand Gardens. Turn left, then right at the roundabouts, passing the Train Station, into Exeter Road. Pass through 2 sets of traffic lights 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 where the property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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 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.