

Guide Price £325,000

3 Marcom Close, Exmouth, EX8 5PW



- Semi Detached House In Cul-De-Sac • Gas C/Heating & uPVC D/Glazing • Living Room, Dining Room & Kitchen • 3 Bedrooms, All Having Fitted Storage • Modern Fitted Bathroom
- Off Road Parking Including EV Point • Good Sized Rear Garden Including Timber Cabin
- Handy For Local Shops, Schools & Doctors Surgery



uPVC half obscure double glazed stained glass front door, beneath storm canopy leading to:

Ground Floor

Entrance Hall

Stairs rising to first floor. Telephone point. Radiator. Wall mounted thermostat control. Obscure glazed door leading to:

Living Room 13'3" (4.04m) x 12'4" (3.76m)

2 x uPVC double glazed window to front aspect. Useful under stair storage cupboard housing combination boiler supplying domestic hot water and central heating. TV point. Telephone point. Radiator. Arch way leading to:

Dining Room 10'11" (3.33m) x 7'9" (2.36m)

uPVC double glazed window overlooking rear garden. Radiator. Door leading to:

Kitchen 11'0" (3.35m) x 7'5" (2.26m)

uPVC double glazed door leading to rear garden and adjacent window. Further uPVC double glazed window to side aspect. Modern range of matching wall and floor mounted cupboard and drawer storage units beneath a roll edge work surface with tiled splash backs. Inset stainless steel one and a half bowl sink with a single drainer unit with a mixer tap. Built in 4 ring halogen hob with extractor hood above. Built in double eye level electric oven and grill with cupboards. Space and plumbing for washing machine. Space for a tumble dryer. Further space for a fridge/freezer.

First Floor

Landing

uPVC double glazed window to side aspect. Radiator. Built in storage cupboard with slatted shelving. Doors leading to:

Bedroom 1 13'2" (4.01m) To Wardrobe x 8'9" (2.67m)

uPVC double glazed window to front aspect with distant Sea views. Built in double wardrobe with sliding mirror doors. Telephone point. Radiator. Coved ceiling.

Bedroom 2 9'1" (2.77m) x 8'10" (2.69m)

uPVC double glazed window to rear aspect. Built in double wardrobe with sliding mirrored doors. Radiator. Access to insulated and part boarded loft space, via trapdoor with ladder.

Bedroom 3 9'10" (3m) Into Recess x 6'5" (1.96m)

uPVC double glazed window to front aspect. Built in cupboard with hanging rails and shelves. Radiator.

Bathroom

uPVC obscure double glazed window to rear aspect. Modern fitted white suite comprising of a panelled bath with thermostatically controlled shower unit over, including Rainfall water head and a splash screen. Low level WC. Vanity wash hand basin. Extractor fan. Heated towel rail.



Externally

Front Garden

To the front of the property there is an open plan easy to maintain garden being laid to shingle and driveway to the front and side of the property providing off road parking, including EV charging point.

Rear Garden

To the rear of the property is a good sized, terraced rear garden, with a Decking area immediately adjacent to the rear of the property, being ideal for outdoor dining and sitting during the fine weather. There are then steps that leads up to a level lawned area, with a few more steps leading to a further lawned area. Timber fenced boundaries. Outside water tap. Outside meter boxes. Front pedestrian access to side via timber garden gate. Within the rear garden is:

Garden Cabin 15'4" (4.67m) x 6'11" (2.11m)

Timber construction and insulated detached Cabin that has power and light connected. 2 double glazed windows to side overlooking the rear garden.

Tenure

The property is FREEHOLD.

Services

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

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

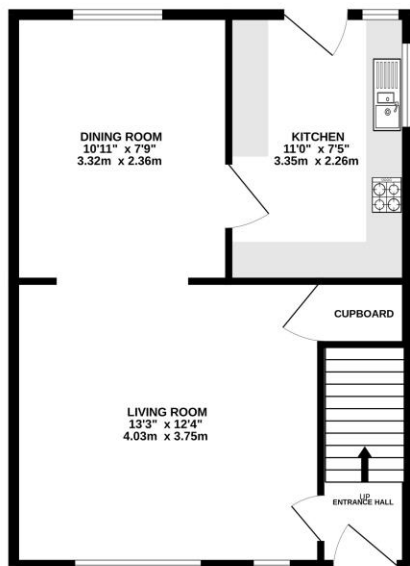
Your home may be repossessed if you do not keep up repayments on your mortgage

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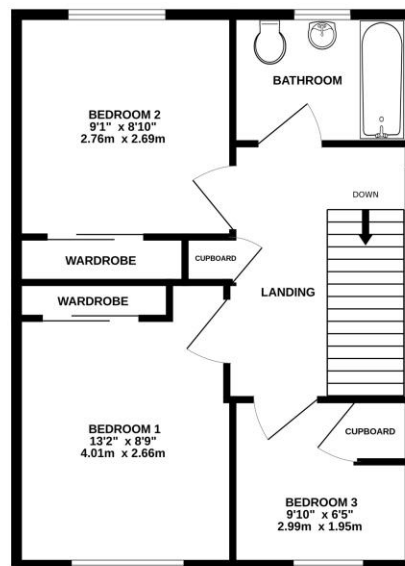
Agents Notes

Please note these are draft particulars and they are awaiting vendors verification.

GROUND FLOOR



1ST FLOOR



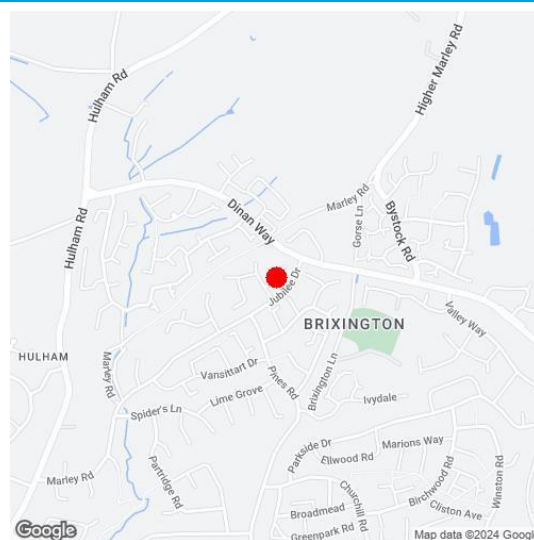
MARCOM CLOSE, EXMOUTH

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 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 right into Marcom 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) A		88
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		74
(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.