

01395 222350

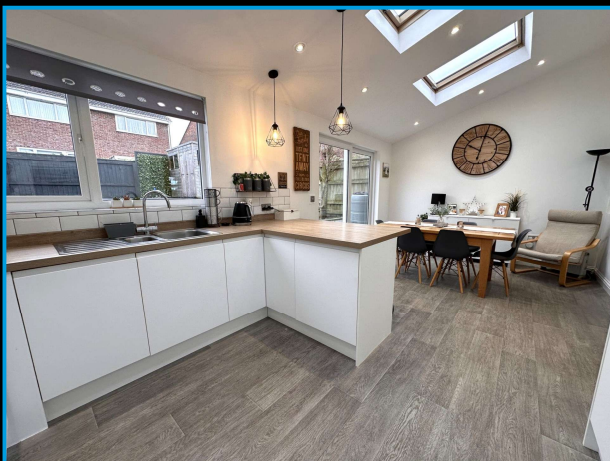
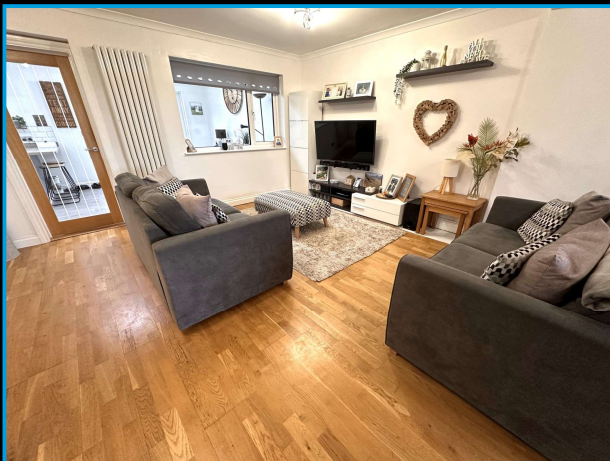
LINKS
ESTATE AGENTS

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Offers In Excess Of £350,000
6 Garratt Close, Exmouth, EX8 5PJ



• Extended & Immaculate 3 Bedroom Semi Detached House • Gas Centrally Heated & uPVC Double Glazing • Open Plan Living/Dining Room • Fantastic Kitchen/Dining Room Extension • Utility Room, WC & Study/Play Room • Modern Fitted Bathroom • Enclosed Rear Garden • Off Road Parking. Sought After Cul-De-Sac



Step up to a part obscure glazed uPVC front entrance door, beneath a storm canopy leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor with a brushed steel banister. Upright radiator. Wood flooring. Wall mounted thermostat. Glazed, oak veneer double doors, with feature window above, leading to:

Living / Dining Room 24'6" (7.47m) Max x 15'8" (4.78m) Max

A large room that previously occupied the whole footprint of the original ground floor and now is one large reception space. Window to front. Two upright radiators. Engineered wood flooring. Coved ceiling. Smoke alarm. Useful storage cupboard that houses the electric trip switch. Oak veneered door leading to the utility room and a glazed Oak veneer door leading to:

Kitchen / Dining Room 21'0" (6.4m) x 10'11" (3.33m)

Fantastic addition to the property that provides a bright and airy sociable space that has a vaulted ceiling that incorporates three Velux windows. Window to rear and sliding patio doors leading out to the rear garden. Excellent range of floor standing and wall mounted cupboard and drawer storage units with an attractive work surface above, matching up stands and tiled splash backs. Under unit lighting. Matching breakfast bar. Built in 4 ring electric induction hob with a glass splash back above and filter hood. Built in, eye level, double electric oven and grill. Integrated fridge, freezer and dishwasher. Inset stainless steel one and a half bowl sink and single drainer unit with mixer tap above. Upright radiator. Inset ceiling lights. Vinyl flooring. Ample space for a dining table and chairs.

Utility Room 8'3" (2.51m) x 7'5" (2.26m)

Another great addition to the property. Fitted work surface to one wall with space and plumbing for a washing machine and a tumble dryer below. Wall mounted, gas fired, combi boiler. Wall mounted storage cupboard. Laminate flooring. Space for a free standing fridge/freezer. Coved ceiling. Extractor fan. Radiator. High level electric trip switch fuse box. Inset ceiling lights. Door to play room/study and door to:

WC

Modern fitted white suite comprising of a low level WC. Corner wash hand basin with storage cupboard below and splash back above. Coved ceiling. Extractor fan. Inset ceiling lights. Laminate flooring.

Play Room/Study 10'5" (3.18m) x 7'3" (2.21m)

A useful space with a sky light. Laminate flooring. Concealed gas and electric meters. uPVC door to leading to store.

First Floor

Landing

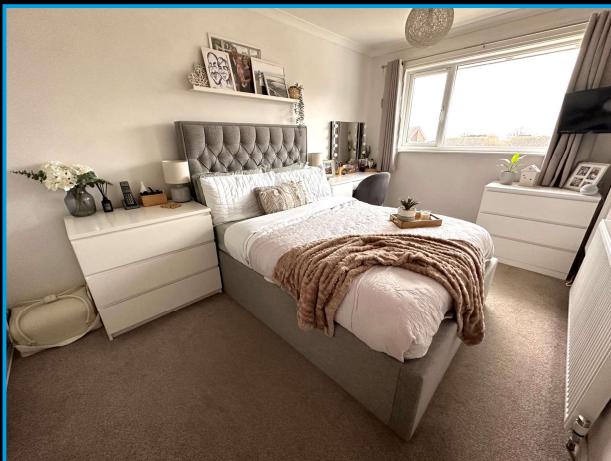
Window to side. Useful storage cupboard. Access to an insulated and part boarded loft space via a trapdoor and ladder with a light connected. Coved ceiling. Smoke alarm. Oak veneer doors leading to:

Bedroom 1 13'7" (4.14m) x 8'10" (2.69m)

Window to front. Radiator. Built in double wardrobe to one wall with sliding doors, hanging rail and shelving above.

Bedroom 2 9'3" (2.82m) x 9'0" (2.74m)

Window to rear. Radiator. Useful built in storage cupboard with hanging rails and shelving. Coved ceiling.



Bedroom 3 10'0" (3.05m) Into Recess x 6'5" (1.96m)

Window to front. Radiator. Coved ceiling. Built in display shelving. Useful built in storage cupboard with hanging rail.

Bathroom

Obscure glazed window to rear. Modern fitted bathroom that comprises of a P shaped panelled bath that has a thermostatically controlled rainfall shower head and separate shower attachment, tiled splash backs to ceiling height and a glass splash screen. Concealed WC with display above. Vanity wash hand basin with a mixer tap and storage cupboards below. Heated towel rail. Extractor fan. Tiled flooring.

Externally

Front Of Property

To the front of the property is a driveway that provides parking for one motor vehicle. The remainder of the garden is predominantly laid to shingle which provides an additional area for parking for one vehicle. Small shrub bed border that helps to provide year round colour and interest. The driveway leads to:

Store

Useful storage space.

Rear Garden

Rear of the property is a fully enclosed garden that has a paved patio laid adjacent to the rear of the property. Two steps then lead up to a level area of lawn that has a raised shrub bed border to one side. A further step leads up to a good size composite raised decked area that provides a fantastic space for outdoor dining and sitting during fine weather. Timber built storage shed. Outside lighting. Outside water tap.

Tenure

The property is FREEHOLD

Services

All mains services are 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

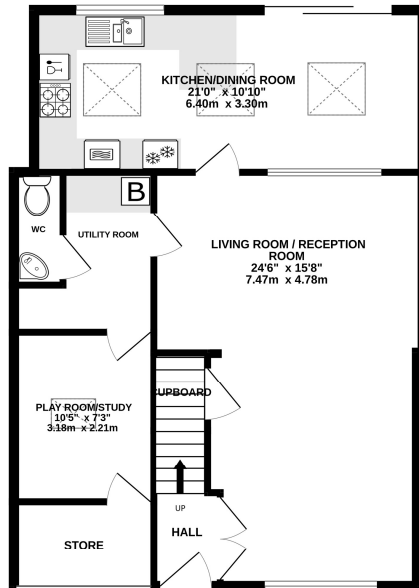
Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Notes

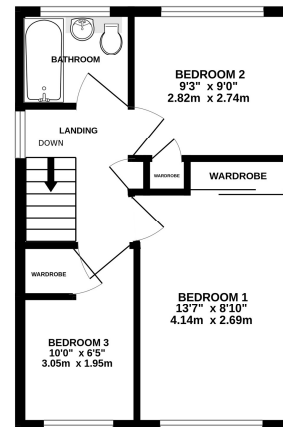
Please note, these are draft particulars and they are awaiting vendors verification. In accordance with Section 21 of the Estate Agents Act 1979, we declare that the vendors of this property are a relative of a Director of Links Estate Agents LTD.



GROUND FLOOR



1ST FLOOR



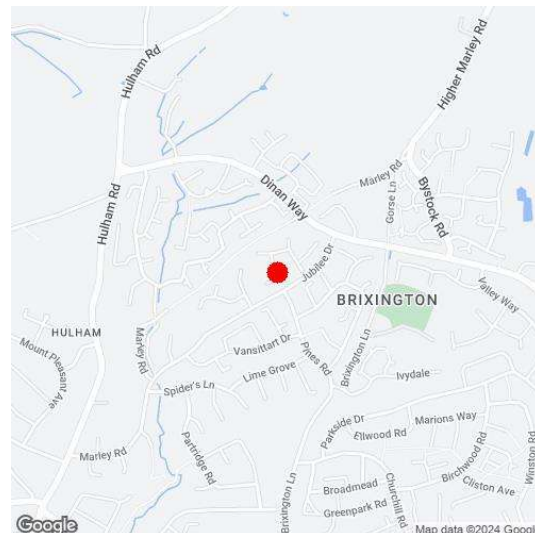
6 GARRATT CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 the next left into Comilla Close. Take a left again into Garratt 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		83
(81-91) B		
(69-80) C		70
(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.