

Offers In Excess of £250,000
3 Travershes Close, Exmouth, EX8 3LH



- Well Proportioned Bungalow In Cul-De-Sac • Gas Central Heating & uPVC Double Glazing
- Living / Dining Room, Modern Kitchen • 2 Double Bedrooms With Built - In Wardrobes
- Bathroom With Shower Over Bath • Private Rear Garden • Ample On Street Parking
- NO ONWARD CHAIN



Accommodation

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Porch

2 useful storage cupboards, 1 having the electric meter and trip switch fuse box and the other having the gas meter, both having shelving. Glazed door leading to:

Living / Dining Room 17'1" (5.21m) x 12'8" (3.86m)

2 Windows to front. 2 Radiators. Telephone point. Doors leading to inner hallway and:

Kitchen 8'10" (2.69m) x 6'10" (2.08m)

uPVC double glazed external door leading to rear garden with windows to either side. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Gas cooker point. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Further space under worktop for appliances. Wall mounted gas fired boiler that supplies the central heating and domestic hot water.

Inner Hallway

Smoke alarm. Wall mounted central heating thermostat. Doors leading to:

Bedroom 1 12'5" (3.78m) x 9'8" (2.95m)

Window to front. Fitted double wardrobe. Further built - in double wardrobe and single wardrobe. Fitted cupboard and drawer storage units. Radiator.

Bedroom 2 9'11" (3.02m) x 9'8" (2.95m)

Window to rear. 2 built - in double wardrobes. Radiator.

Bathroom

uPVC double glazed window to rear. Modern fitted white suite of panelled bath with electric shower unit over and tiling to ceiling height. Low level WC. Vanity wash hand basin. Radiator. Airing cupboard housing the hot water tank with slatted shelving. Access to insulated loft space.



Externally

Steps lead up to the front entrance door, with the open plan Front Garden being planted and laid to shingle to provide year round interest and colour.

Rear Garden

There is an enclosed and private Rear Garden, which again has ease of maintenance in mind, consisting of various terraced areas, laid mainly to patio, being ideal for outdoor dining and sitting during fine weather. Timber panelled fenced boundaries. Outside lighting.

Tenure

The property is FREEHOLD

Services

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

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

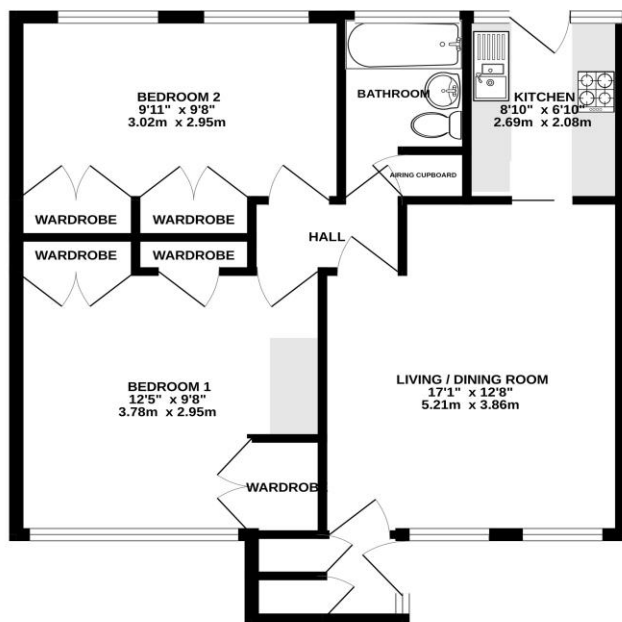
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



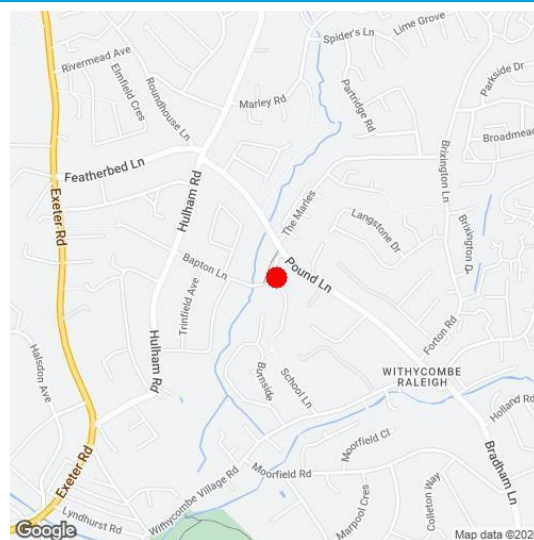
TRAVERSHERS CLOSE, EXMOUTH

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 down Rolle Street and take a left at the first roundabout and then a right at the next heading along Marine Way. Continue into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Continue up Hulham Road turning right at the mini roundabout into Pound Lane. Continue along Pound Lane, passing through the traffic lights and then take the next right into Travershes 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		71
(55-68) D		
(39-54) E		55
(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.