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**LINKS**  
ESTATE AGENTS

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**Guide Price £245,000**

**11 Wordsworth Close, Exmouth, EX8 5SQ**



- Well Presented 2 Bedroom Mid Terrace House • Popular Cul-De-Sac Location • Gas Centrally Heated (Boiler Fitted 2022) & uPVC Double Glazed • Living Room With French Doors To Rear Garden • Modern Kitchen With A Built In Oven, Hob & Hood • Bathroom • Enclosed, Southerly Facing Rear Garden • Allocated Off Road Parking Space





The property is approached via a pathway that leads to the front entrance door, located within an open entrance porch. Access to a useful utilities cupboard that has space and plumbing for a washing machine and also has space for a tumble dryer above. Obscure composite front entrance door leading to:

## Ground Floor

### Entrance Hall

Staircase rising to the first floor. Radiator. Wall mounted electric trip switch fuse box. Coved ceiling. Mosaic tile effect vinyl flooring. Doorway leading to the kitchen and glazed door leading to:

### Living Room 12'10" (3.91m) x 11'11" (3.63m)

Window to rear. uPVC double glazed French doors leading out to the enclosed rear garden. Radiator. TV point. Useful under stairs storage cupboard. Coved ceiling.

### Kitchen 8'9" (2.67m) x 6'2" (1.88m)

Window to front. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with work surfaces and attractive tiled splash backs above. Built in 4 ring electric halogen hob with an chimney style extractor above and an electric oven below. Space for a free standing fridge freezer. Inset stainless steel single sink and drainer unit with a mixer tap above. Wall mounted gas fired combi boiler (Fitted 2022) that supplies the gas central heating and domestic hot water. Mosaic tile effect vinyl flooring. Coved ceiling.

## First Floor

### Landing

Access to an insulated loft space. Smoke alarm. Airing cupboard that has slatted shelving. Coved ceiling. Doors leading to all room including:

### Bedroom 1

Window to front. Radiator. Useful walk in wardrobe that has a hanging rail, shelving and that has a light connected. Built in display shelving that has a TV point. Further storage recess that has a hanging rail and shelving.

### Bedroom 2 9'8" (2.95m) x 6'3" (1.91m)

Window to rear. Radiator. Coved ceiling.

### Bathroom

Obscure glazed window to rear. Fitted suite comprising of a panelled bath that has an electric shower unit above, tiled splash backs and a shower curtain. Low level WC. Pedestal wash hand basin. Radiator. Shaver light and socket. Extractor fan. Coved ceiling.

## Externally

### Front Of Property

To the front of the property is a small area of garden that is laid to shingle. Outside meter boxes.

### Rear Garden

To the rear of the property is an enclosed and southerly facing rear garden that enjoys the lion's share of the sunshine during finer weather. The majority of the garden is laid to a paved patio that provides the ideal area for outdoor dining and sitting. At the top of the garden is an area of garden that is laid to shingle. Timber fenced boundaries. Small timber storage shed. Further timber storage lean to. A timber garden gate to the side leads to a pedestrian pathway that in turn leads to:





### Allocated Parking

The property benefits from its own allocated parking space located close to the property. To side of the parking space is a further area of garden laid to shingle which could be used utilised for storage of a boat etc if required.

### Tenure

The property is FREEHOLD

### Services

All main 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

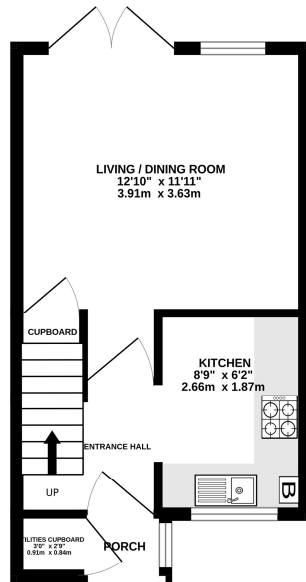
Your home may be repossessed if you do not keep up repayments on your mortgage

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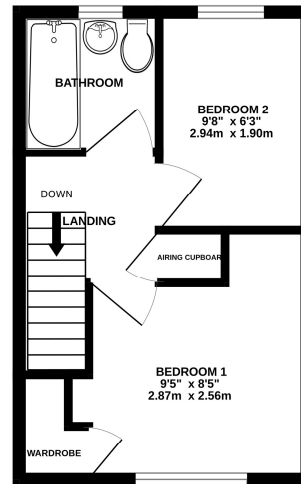
### Agents Notes

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

GROUND FLOOR



1ST FLOOR



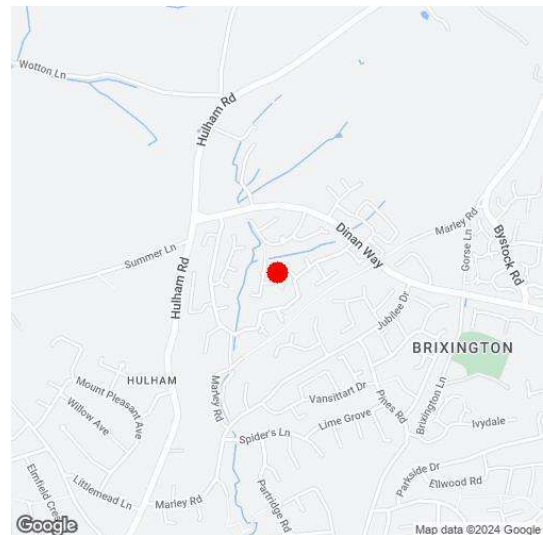
WORDSWORTH CLOSE

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 onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Pound Lane. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 3rd right into Byron Way. Then take the first right into Wordsworth Close. 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>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.