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LINKS
ESTATE AGENTS

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Price £415,000
7 Walls Close, Exmouth, EX8 4LY



- Updated Detached Bungalow In Immaculate Condition • Cul-De-Sac That`s Handy For Brixington Amenities • Gas Central Heating & Double Glazing • Open Plan Living Room / Modern Fitted Kitchen • 3 Good Sized Bedrooms • Modern Fitted Bathroom With Shower Over Bath • Garage & Driveway • Level, Private & Southerly Facing Rear Garden



Accommodation

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

Entrance Porch

uPVC double glazed external door leading to the rear garden. Radiator. Wooden flooring. Inset ceiling lights. Smoke alarm. Door leading to:

Open Plan Living Room / Kitchen 22'10" (6.96m) x 15'2" (4.62m)

Triple aspect having window to front with window shutters, uPVC double glazed external door to side and uPVC double glazed window to rear, both having window blinds. Good range of modern fitted cupboard and drawer storage units with Granite work surfaces and matching up stands. Matching island which includes a breakfast bar. Composite single bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher, washing machine, fridge and freezer. 2 radiators. Wooden flooring. Inset ceiling lights. Door leading to:

Inner Hallway

Access to insulated loft space via trap door with ladder. Useful walk - in storage cupboard with shelving and power connected. Inset ceiling light. Smoke alarm. Wall mounted central heating thermostats. Wooden flooring. Doors leading to:

Bedroom 1 11'10" (3.61m) x 10'10" (3.3m)

uPVC double glazed window to front with fitted window shutters. Radiator.

Bedroom 2 10'11" (3.33m) x 10'6" (3.2m)

uPVC double glazed French doors, with window blinds, leading to the rear garden. Radiator. Wooden flooring.

Bedroom 3 8'7" (2.62m) x 8'3" (2.51m)

uPVC double glazed window to front with fitted window shutters. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Inset ceiling lights. Extractor fan. Wooden flooring. Useful shelved storage cupboard.

Externally

The property has an easy to maintain and open plan Front Garden, which is laid to lawn, with a double width driveway that provides off parking for 2 motor vehicles side by side. The driveway then leads to:



Garage 17'5" (5.31m) x 8'0" (2.44m)

Roll up and over door to front. Obscure uPVC double glazed external door leading to rear garden with window adjacent. Wall mounted electric trip switch fuse box. Wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water. Gas meter. Power and light connected.

Rear Garden

The property has a Southerly facing level, enclosed and private Rear Garden which has a good size patio area adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with a shrub bed border. Timber panelled fenced boundaries. Outside water tap. Outside lighting. Front pedestrian access to side property timber garden gate.

Tenure

The property is FREEHOLD

Services

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

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

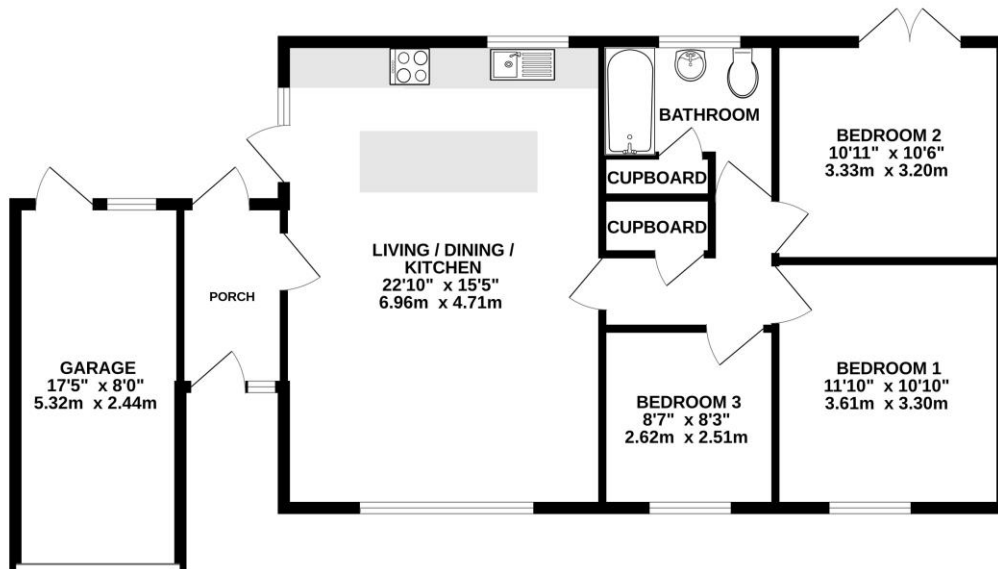
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



WALLS CLOSE, EXMOUTH

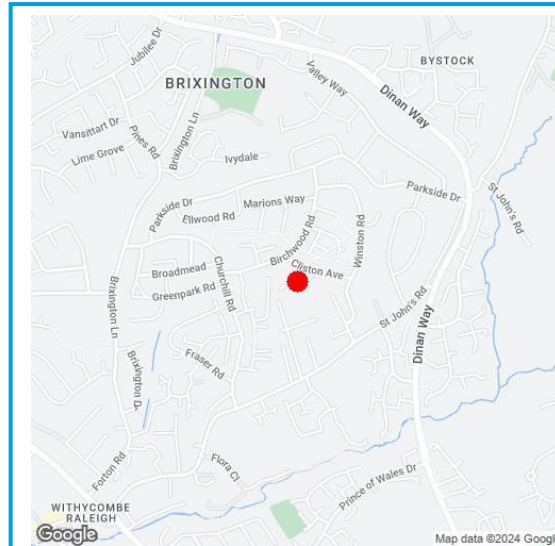
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024.

Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. After approximately 1 mile, and after passing Tesco and Lidl on the left, at the next set of traffic lights, turn left onto Dinan Way. Take the 4th left into Parkside Drive and then take the 2nd left into Birchwood Road. Take the 4th left hand turning into Clifton Avenue and first right into Walls Close, where the property will be found immediately on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G Not energy efficient - higher running costs	
65	84

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.