

**Guide Price £339,950**  
**1 Briar Close, Exmouth, EX8 2NL**



- Detached Bungalow In Small Cul-De-Sac • Walking Distance To 3 Supermarkets & Post Office
  - Gas Central Heating & Double Glazing • Dual Aspect Living Room, Kitchen
- 2 Double Bedrooms, Modern Fitted Shower Room • Detached Garage & Driveway
  - Level Front & Southerly Facing Rear Garden • NO ONWARD CHAIN





## Accommodation

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

### Entrance Porch

Tiled flooring. Step up to uPVC double glazed door leading to:

### Entrance Hall

Access to insulated and part boarded loft space that, subject gaining the correct planning permissions, could be converted to provide further living accommodation, via trap door with ladder. Radiator. Cupboard housing the electric meter and trip switch fuse box. Useful linen storage cupboard. Walk - in pantry with obscure uPVC double glazed window to side plus plumbing for a WC. Smoke alarm. Doors leading to:

### Living Room 15'11" (4.85m) x 13'8" (4.17m)

Dual aspect having uPVC double glazed sliding patio door leading to rear garden and window to side. Focal point of fitted coal effect gas fire within a tiled fireplace surround. Radiator.

### Kitchen 11'5" (3.48m) x 10'4" (3.15m)

Obscure uPVC double glazed external door to side that leads to the rear garden, window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Gas and electric cooker points. Space and plumbing for washing machine and dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

### Bedroom 1 12'8" (3.86m) x 11'11" (3.63m)

Dual aspect having uPVC double glazed windows to front and side. Fitted triple wardrobe to one wall. Radiator.

### Bedroom 2 11'4" (3.45m) x 9'11" (3.02m)

uPVC double glazed window to front. Radiator.

### Shower Room

uPVC double glazed window to side. White suite of corner shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail.





### Externally

The property enjoys level grounds with the Front Garden being laid mainly to lawn with shrub bed borders and a hedge screen to front and side. Driveway provides off parking, which continues to the rear of the property and leads to:

### Detached Garage 18'0" (5.49m) x 9'0" (2.74m)

Up and over door to front. Window to side.

### Southerly Facing Rear Garden

The level and Southerly facing garden has a decking area immediately adjacent to the property with two further patio areas being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn, with shrub and herbaceous beds and borders that provide year round interest and colour. Outside water tap. Gas meter box. Front pedestrian access to either side of property.

### Tenure

The property is FREEHOLD

### Services

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

### 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

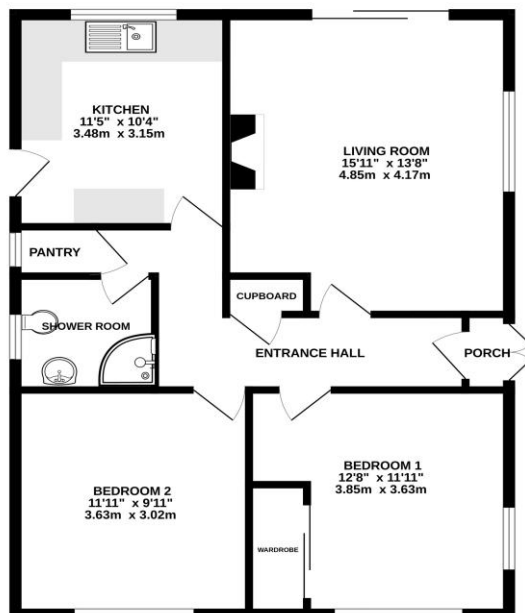
Your home may be repossessed if you do not keep up repayments on your mortgage

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

### Agents Note

these are draft particulars and are awaiting vendors verification

## GROUND FLOOR



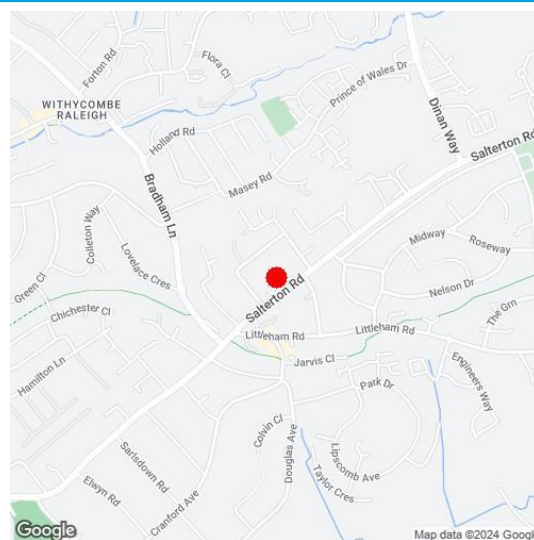
BRIAR CLOSE, EXMOUTH

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 operation or efficiency can be given.  
Made with Metropix 2.0/2024

### Directions

From our prominent Town Centre office, turn left onto Rolle Street and continue onto Rolle Road. At the roundabout, turn left onto Salterton Road. After passing through the second set of traffic lights, take the 3rd left into Briar Close where the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>		39
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](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.