

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £360,000
6 Walls Close, Exmouth, EX8 4LY



- Detached House In Cul-De-Sac Location • Gas Central Heating & Double Glazing • Cloakroom, Living / Dining Room • Modern Fitted Kitchen With Appliances, Sun Room • 3 Good Sized Bedrooms, Bathroom • Garage, Car Port, Driveway, Private Rear Garden • Handy For Shops, Primary Schools, Park & Bus Stops • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to obscure uPVC double glazed front entrance door, beneath car port canopy, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Smoke alarm. Doors leading to living / dining room and:

Cloakroom

Obscure uPVC double glazed window to side. White suite of concealed cistern WC and vanity wash hand basin. Tiled splash back

Living / Dining Room 19'3" (5.87m) Max x 13'6" (4.11m) Max

uPVC double glazed picture window to front. 3 Radiators. Doors leading to kitchen and:

Sun Room 10'9" (3.28m) x 8'11" (2.72m)

Dual aspect having uPVC double glazed sliding patio doors to side that lead to the rear garden and uPVC double glazed window to rear. Radiator.

Kitchen 9'4" (2.84m) x 8'10" (2.69m)

uPVC double glazed window to rear and obscure uPVC double glazed external door leading to front / carport. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring ceramic hob with electric oven below and filter hood above. Integrated slimline dishwasher. The Hotpoint washer / dryer and Hisense fridge / freezer in situ are included in the sale.

First Floor

Landing

uPVC double glazed window to front. Access to loft storage space via trap door and ladder. Smoke alarm. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Doors leading to:

Bedroom 1 13'5" (4.09m) x 9'5" (2.87m)

uPVC double glazed window to rear. Radiator.

Bedroom 2 10'7" (3.23m) x 9'6" (2.9m)

uPVC double glazed window to front. The double wardrobe in situ is included in the sale. Radiator.





Bedroom 3 9'5" (2.87m) x 8'11" (2.72m)

uPVC double glazed window to rear. The double wardrobe in situ is included in the sale. Radiator.

Bathroom

Obscure uPVC double glazed window to side. Coloured suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Heated towel rail. Fully tiled walls.

Externally

The open plan Front Garden is laid to lawn, with a small patio area immediately adjacent the property. A driveway, with carport, provides off road parking for several motor vehicles. Outside gas and electric meter boxes. Wall mounted electric trip switch fuse box. Outside lighting. Driveway then leads to:

Garage 16'11" (5.16m) x 8'5" (2.57m)

Up and over door front. uPVC double glazed door leading to rear garden. uPVC double glazed window to rear. Power and light connected.

Rear Garden

There is an enclosed and easy to maintain, level and private Rear Garden which is laid to patio, being ideal for outdoor dining and sitting during the fine weather. A raised shrub bed to the rear provides year round interest and colour. Timber panelled fenced boundaries. Outside water tap. Front pedestrian access to side of property via 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

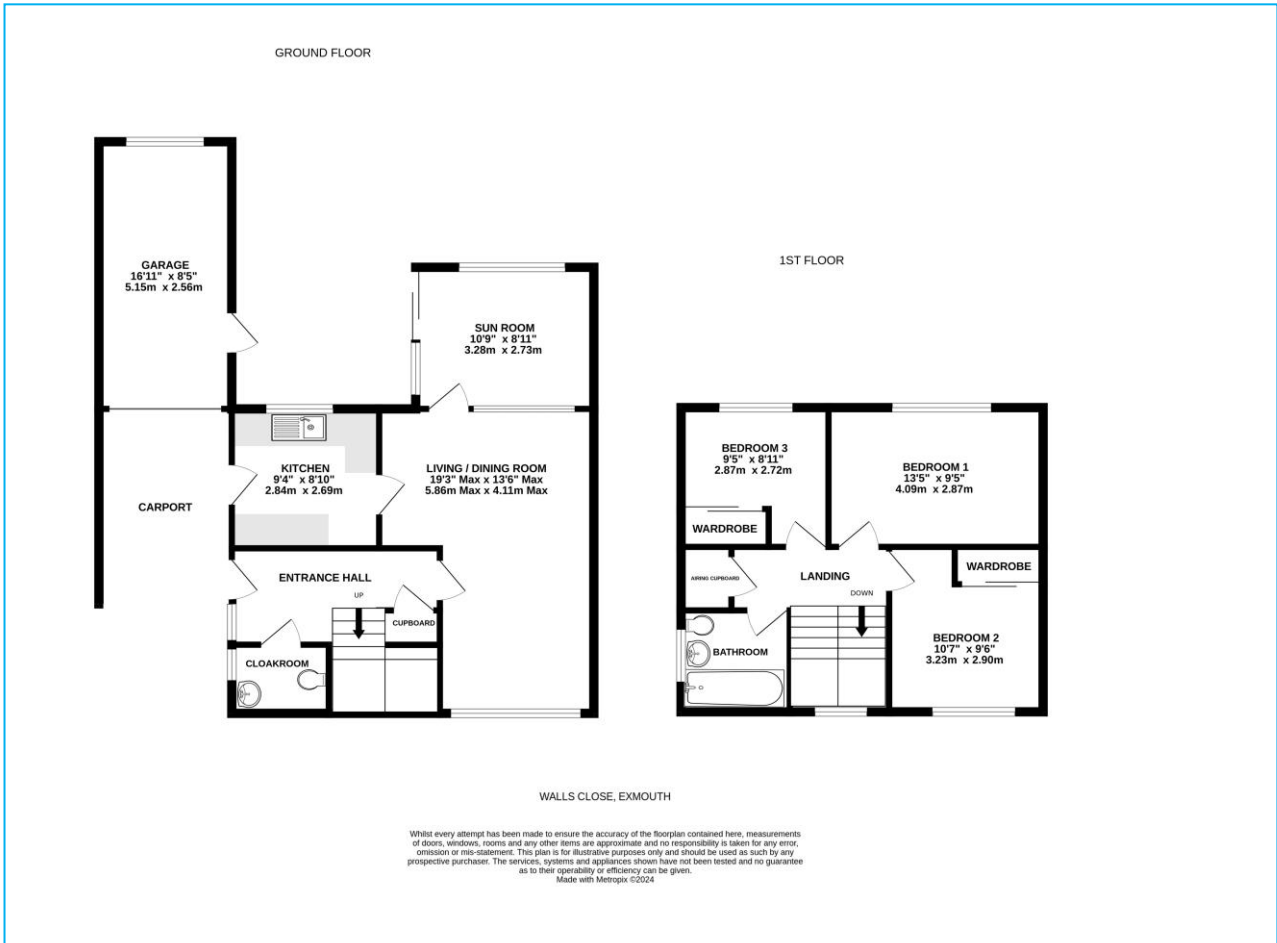
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

These are draft particulars and are awaiting vendors verification

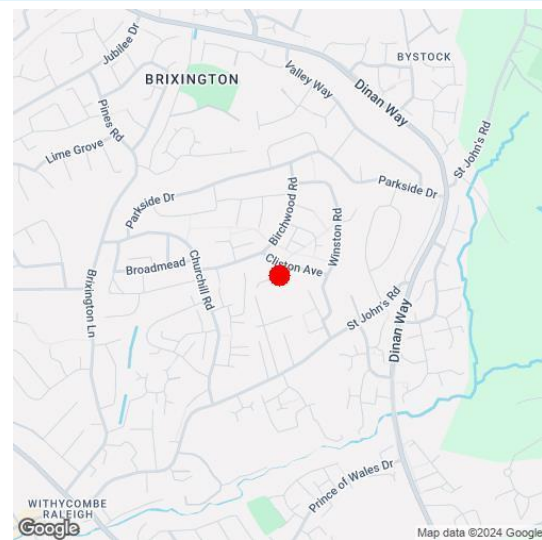




Directions

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 Cliston Avenue and first right into Walls Close, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<p>Most energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-10) G</p> <p>Not energy efficient - higher running costs</p>	
57	82
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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.