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**LINKS**  
ESTATE AGENTS

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**Guide Price £350,000**  
**7 Marcom Close, Exmouth, EX8 5PW**



- Immaculately Presented 3 Bedroom Semi Detached House
- Superb Fitted Kitchen/Breakfast Room With Integrated Appliances
- Lounge And Separate Dining Room/Conservatory
- Modern Bathroom/WC
- Larger Than Average Plot With Ample Parking And A Detached Garage
- Landscaped Gardens With Distant Sea And Coastal Views
- Gas Central Heating And Double Glazing
- Immediate Viewing Highly Recommended





## Accommodation

### Ground Floor

Double glazed entrance door with side panel window to:

#### Entrance Hall

Stairs to first floor. Radiator. Glazed door to:

#### Lounge 13'3" (4.04m) x 12'4" (3.76m)

2 double glazed windows to the front. Built-in cupboard under stairs. Radiator. TV point. Opening to:

#### Kitchen/Breakfast Room 15'6" (4.72m) x 10'10" (3.3m)

Double glazed windows to the side and rear. A particular feature of the property re-fitted with a comprehensive range of base cupboard and drawer units. Feature island unit/breakfast bar. One and a half bowl sink unit set in work top surface with upstand. Integrated oven, microwave oven, induction hob, fridge/freezer and slim line dishwasher. Plumbing for washing machine. Kick space heater. Double glazed door to the rear garden. Twin glazed doors to:

#### Dining Room/Conservatory 11'4" (3.45m) x 8'0" (2.44m)

Double glazed. Radiator. Double French doors to the rear garden.

### First Floor

#### Landing

Double glazed window to the side. doors to:

#### Bedroom 1 13'0" (3.96m) x 8'11" (2.72m)

Double glazed window to the front. Some distant views towards the South Devon coastline. Radiator. TV point. Built-in wardrobe with mirror fronted sliding doors.

#### Bedroom 2 9'2" (2.79m) x 9'0" (2.74m)

Double glazed window to the rear. Radiator. TV point. Built-in airing/storage cupboard with radiator. Hatch to loft space.

#### Bedroom 3 9'11" (3.02m) Into Recess x 6'5" (1.96m)

Double glazed window to the front. Some distant views towards the South Devon coastline. Radiator. Built-in cupboard housing Ideal gas combination boiler.

#### Bathroom/WC

Double glazed window to the rear. Modern white suite comprising panelled bath with Mira remote controlled shower over with body spray and rainwater shower head. Tiled splash back. Close-coupled WC. Wash hand basin. Tiled splash back. Mirror over. Heated towel rail.



### Externally

To the front of the property is an easy to maintain area of garden.

### Drive/Parking Area

A driveway/parking area provides ample off road parking for several cars with the potential to park a motor home. The drive has a gate to the rear garden and leads to:

### Garage 18'2" (5.54m) x 9'0" (2.74m)

Up and over door. Power and light. Window to the rear and courtesy door into the rear garden.

### Rear Garden

The rear garden has been landscaped to provide an enclosed private garden with a small pond and distant views towards Dawlish Warren and the South Devon coastline. A decked patio area leads up to a area of lawned garden with a further patio area enjoying the distant coastal views.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. 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

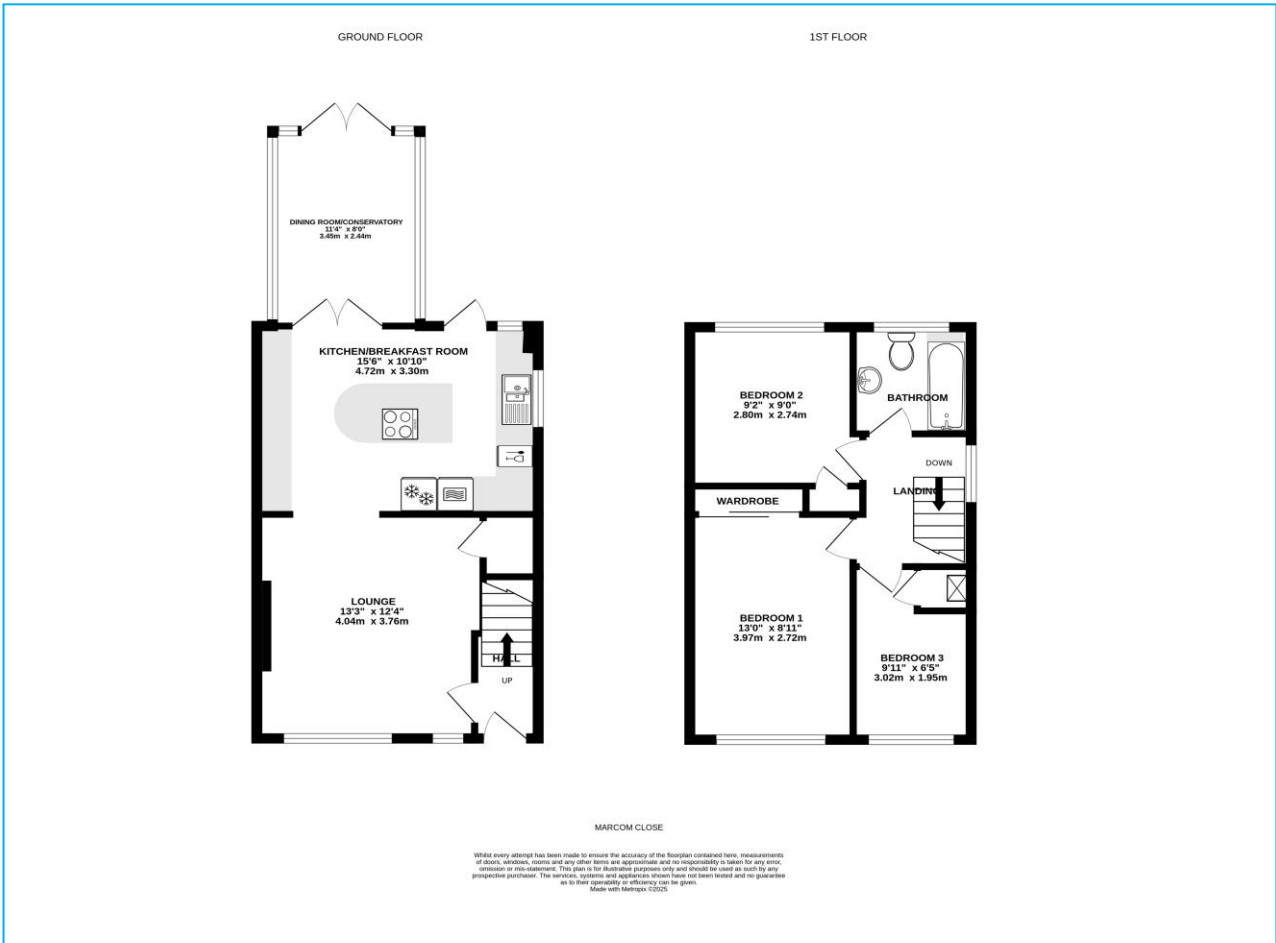
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### Agents Note

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

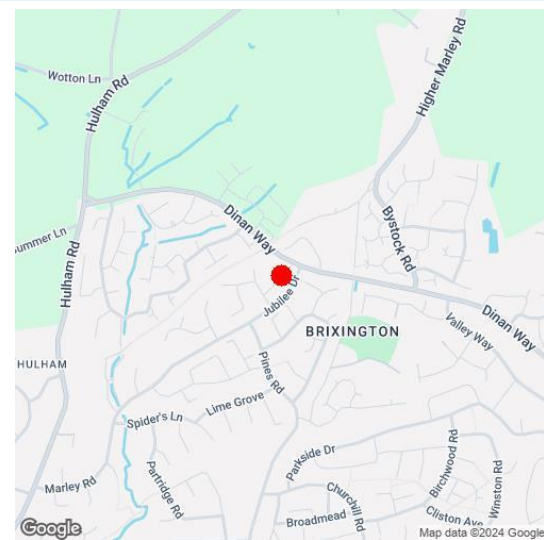
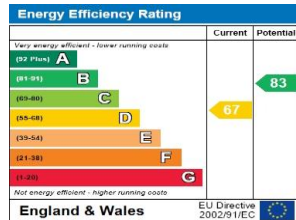






**Directions**

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road and on into Jubilee Drive. Take the 3rd turning on the left into Barrowdale Close and then right into Marcom Close where the property will be found on the left hand side near the top.



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.