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LINKS
ESTATE AGENTS

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Offers in Excess of £270,000
6 Cumberland Close, Exmouth, EX8 4AG



- 3 Bedroom Semi Detached Family Home • Gas Centrally Heated and uPVC Double Glazed • Entrance Porch, Hallway & Cloakroom • Living Room & Separate Dining Room • Kitchen With Oven, Hob & Hood • Bathroom • Enclosed Front & Rear Gardens • Off Road Parking. Internal Viewing Essential



Steps lead up to a part obscure glazed front entrance door with matching window panel to side, leading to:

Ground Floor

Entrance Porch

Obscure glazed window to side. Tiled flooring. Access to a useful walk in storage cupboard that houses the electric meter. Obscure glazed door leading to:

Entrance Hall

Good size space. Staircase rising to the first floor. Radiator. Laminate flooring. Large walk in storage cupboard that also has a storage recess underneath the stairs and a light connected. Doors leading to the living room and:

Cloakroom

Obscure glazed window to front. Low level WC. Wall mounted wash hand basin. Laminate flooring.

Living Room 12'9" (3.89m) x 11'8" (3.56m)

2 x Windows to rear. Laminate flooring. Radiator. Doorway leading to:

Dining Room 11'3" (3.43m) x 8'5" (2.57m)

Sliding patio doors to the rear that leads out to the enclosed rear garden. Laminate flooring. Radiator. Arch way leading to:

Kitchen 9'8" (2.95m) x 8'6" (2.59m)

Window to front. Range of floor standing and wall mounted cupboard and drawer storage units with roll edge work surfaces and tiled splash backs above. Built in four ring electric hob with an electric oven and grill below and extractor hood above. Space for a free standing fridge / freezer. Space and plumbing for a washing machine and a slim line dishwasher. Built in stainless steel single sink and drainer unit. Laminate flooring. Heat detector.

First Floor

Landing

Window to front. Smoke alarm. Laminate flooring. Two useful storage cupboards one of which houses is a wall mounted gas fired combination boiler. Doors leading to all rooms, including:

Bedroom 1 13'7" (4.14m) To Wardrobe x 8'5" (2.57m)

Window to rear. Laminate flooring. Radiator. Useful built in double wardrobe.

Bedroom 2 15'7" (4.75m) x 7'2" (2.18m)

Window to rear. Radiator. Laminate flooring.

Bedroom 3 12'8" (3.86m) x 5'4" (1.63m)

Window to rear. Laminate flooring. Radiator. Useful built in storage recess with shelving. Access to an insulated loft space.

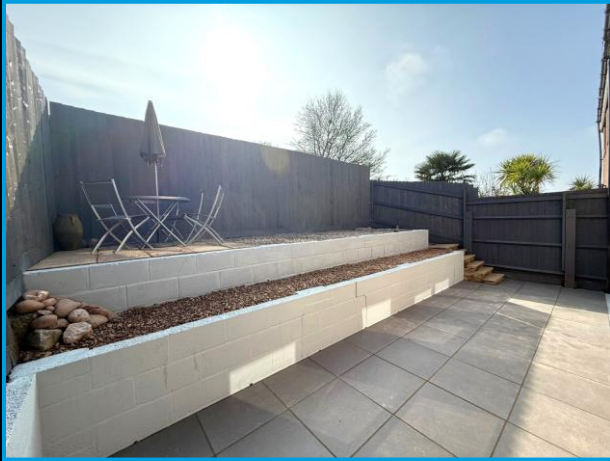
Bathroom

Window to front. Fitted white suite that comprises of a panel bath that has tiles splash back to ceiling height, shower attachment above and a shower rail and curtain. Concealed cistern WC with display above. Wall mounted wash hand basin. Tiled flooring. Heated towel rail.

Externally

Front Garden

To the front of the property is an area of an enclosed garden that is predominantly laid to shingle, ideal for displaying pot plants. Level paved patio area that does provide a good space for outdoor dining sitting during fine weather. Timber fenced



boundaries. Steps lead up to the front entrance door. Timber garden gate leads out to an additional area of garden to the front. This area is again laid to shingle and with a further area laid to wood bark, with shrub bed borders.

Off Road Parking

The property benefits from an off parking space that is located very close by to the front of the property.

Rear Garden

The rear of property is an enclosed and sunny aspect rear garden that has a level paved patio laid adjacent to the rear of the property, ideal for outdoor dining and sitting during fine weather. The remainder of the garden is then arranged over two tiers that are laid to shingle with ease of maintenance in mind. Additional raised patio area. Timber fenced boundaries. Rear pedestrian access via a timber garden gater. Outside lighting. Useful covered store area to the side of the property that also provides access to a pedestrian gate leading to the front garden.

Tenure

The property is FREEHOLD

Services

All mains and services are connected. Council Tax Band B.

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

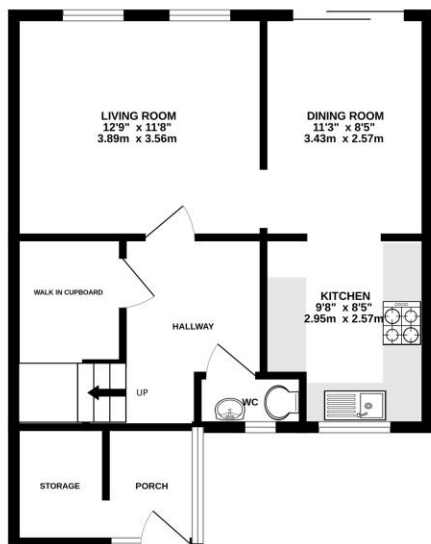
Your home may be repossessed if you do not keep up repayments on your mortgage

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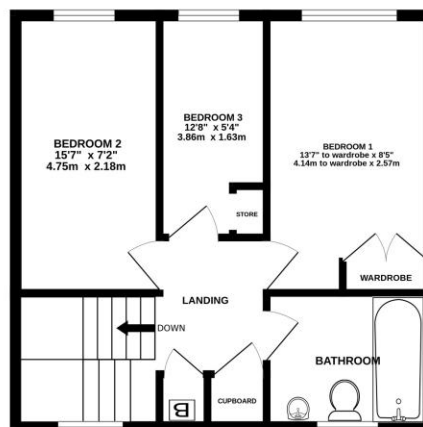
Agnets Notes

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

GROUND FLOOR



1ST FLOOR

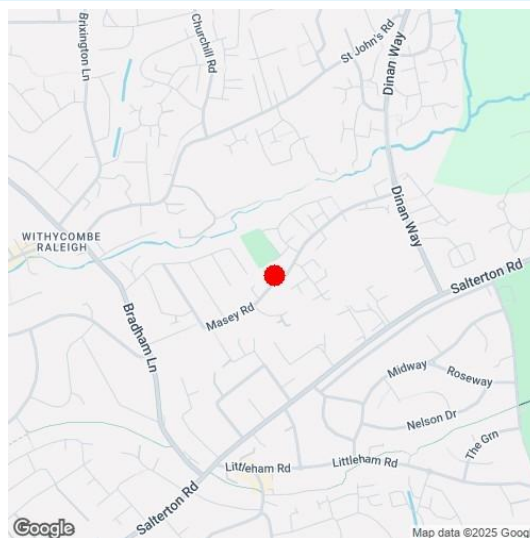


6 CUMBERLAND CLOSE

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 leave Exmouth along Salterton Road. At Littleham Cross traffic lights, turn left down Bradham Lane. Turn right into Holland Road and the 2nd right into Masey Road and continue to the top of the road. Then take the 3rd left hand turning, into Cumberland Close, where the property will be found on the right hand side, clearly identified by our For Sale board.



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.