

**Guide Price £275,000**  
**9 Woodfield Close, Exmouth, EX8 4HA**



- Well Presented 3 Bedroom Mid Terrace Family Home
- Gas Centrally Heated (Fitted 2024) & uPVC Double Glazed
- Living Room With Wood Burning Fire
- Modern Fitted Kitchen / Breakfast Room
- Modern Fitted Bathroom With A White Suite
- Enclosed Garden To The Rear
- Single Garage Located Close By
- Internal Viewing Strongly Advised



Composite front entrance door with inset obscure glazed windows and a matching window to side, leading to:

#### Ground Floor

##### Entrance Porch

Useful cupboard that conceals the electric and gas metre boxes and the electric trip switch fuse box. Laminate flooring. Wall mounted gas convector heater. Part glazed door leading to:

##### Living Room 17'9" (5.41m) x 13'10" (4.22m)

Good size room that has a large window to front and a staircase rising to the first floor. Focal point of a large inset wood burning fire with an exposed brick back, slate tiled hearth and a heavy wooden mantle above. Laminate flooring. Coved ceiling. Radiator.

##### Kitchen / Breakfast Room 14'1" (4.29m) x 8'2" (2.49m)

Window to rear and a uPVC double glazed door leading out to the rear garden. Excellent range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Integrated fridge, washing machine and a dishwasher. The large gas cooker in situ is included in the sale and it has a filter hood above. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Under unit lighting. Tiled flooring. Coved ceiling. Radiator. Ample space for table and chairs.

#### First Floor

##### Landing

Access to insulated loft space via a trapdoor and ladder. Useful storage cupboard that has slatted shelving and houses a wall mounted gas fired combination boiler fitted in July 2024. Coved ceiling. Smoke alarm. Doors leading to all rooms, including:

##### Bedroom 1 12'0" (3.66m) To Wardrobe x 8'8" (2.64m)

2 x Windows to front. Radiator. Coved ceiling. Excellent range of built in wardrobes/storage to one wall incorporating hanging rails and shelving.

##### Bedroom 2 8'3" (2.51m) To Wardrobe x 7'7" (2.31m)

Window to rear. Radiator. Coved ceiling. Built in double wardrobes with sliding doors.

##### Bedroom 3 7'4" (2.24m) x 6'0" (1.83m)

Window to rear. Coved ceiling. Radiator.

##### Bathroom

Fitted white suite comprising of a panelled bath that has a shower attachment above, folding splash screen and tiled splash backs to ceiling height. Low level WC. Pedestal wash hand basin. Wall mounted mirrored medicine cabinet with integrated LED lighting. Heated towel rail. Coved ceiling. Extractor fan. Vinyl flooring.

#### Externally

##### Front Of Property

To the front of the property is a garden that has been arranged over a few tiers and includes a rockery shrub, divided by a central stepped pathway with a handrail leading down to the front entrance door. Small Pond. Level shingled area laid immediately adjacent to the front of the property that also has a small further shrub bed. Outside courtesy lighting.

Located close to the property is a:

##### Single Garage

Located close to the property is a useful single garage that has an up and over door to front.



### Rear Garden

The rear of the property is a fully enclosed and easy to maintain rear garden that enjoys a lovely aspect with mature trees in the surrounding area. The garden is laid to a level paved patio, ideal for outdoor dining and sitting during finer weather. Shrub bed borders to both sides and the rear. Outside water tap. Small timber storage shed. Timber fenced boundaries. Rear pedestrian access via a timber garden gate that leads to a pathway that leads to a single garage.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band B.

### Mortgage Assistance

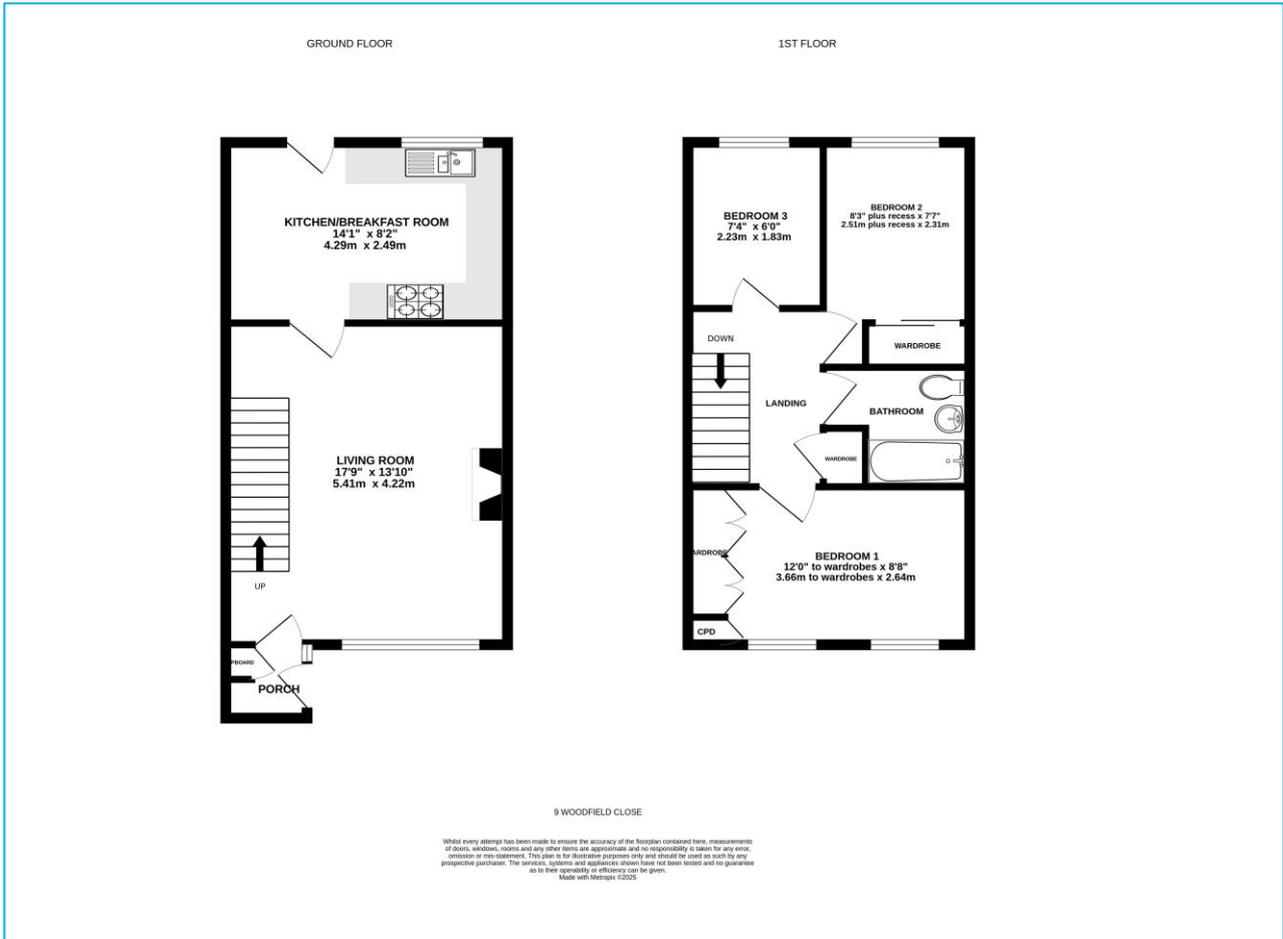
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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 Notes

Please note, these are draft particulars and that are awaiting vendor verification

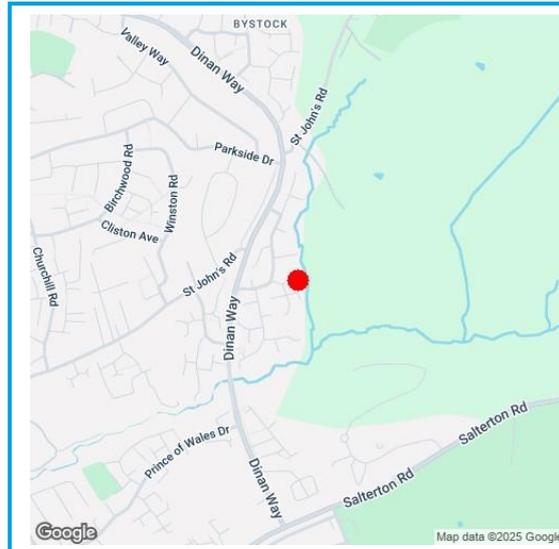


**Directions**

From our prominent Town Centre office, proceed out of town along Salterton Road. After passing Tesco on the left, and at the traffic lights, turn left onto Dinan Way. Take the 3rd turning right into Meadow View Road and as the road bends to the left, Woodfield Close will be found on the right hand side. The property will be found in a small cul-de-sac on the left hand side, at the head of the cul-de-sac, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
(92-100) <b>A</b>	<b>B8</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	

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.