

**Guide Price £415,000**  
**20 Walls Close, Exmouth, EX8 4LY**



- A Superb 2 Bedroom Detached Bungalow • Beautifully Presented Throughout • Lounge With Feature Woodburner Stove • Modern Refitted Kitchen & Bathroom/WC • Double Glazed Conservatory/Dining Room & Further Double Glazed Garden Room • Private Enclosed Well Tended Gardens • Hardstanding For A MotorHome, Driveway & Garage • Tucked Away Location EARLY VIEWING ESSENTIAL



### Accommodation

Composite entrance door with side panel window to:

### Hallway

Hatch to roof space with pull down ladder where the gas fired combination boiler is located. Radiator. Doors to:

### Lounge 17'2" (5.23m) x 10'9" (3.28m)

Double glazed window to the front. Feature corner woodburner stove. Radiator. TV point. Telephone point. Opening to:

### Kitchen 17'2" (5.23m) x 8'7" (2.62m)

Double glazed window to the side. Well appointed and refitted with a modern range of base cupboard and drawer units with eye-level units over. White quartz work tops with matching upstands. Integrated oven. Inset 5 ring gas hob with cooker hood over. Space for fridge/freezer. Opening to:

### Conservatory/Dining Room 11'4" (3.45m) x 10'7" (3.23m)

Double glazed with doors to the front garden and private deck area.

### Bedroom 1 12'10" (3.91m) x 8'9" (2.67m)

Double glazed window to the rear. Built-in wardrobes to one complete wall with sliding and mirror fronted doors. Radiator.

### Bedroom 2 9'10" (3m) Plus Recess x 8'8" (2.64m)

Double glazed window to the rear. Radiator.

### Bathroom/WC

Double glazed window to the side. Refitted in a modern contemporary style. Comprising a shaped shower bath with laminate splash back. Glazed shower screen. Mira shower. Wash hand basin with cupboard below. WC with concealed cistern. Extractor fan. Heated towel rail.

### Garden Room 11'6" (3.51m) x 10'8" (3.25m)

Accessed from the garden. Plumbing for washing machine.

### Externally

Off road hardstanding area for a motorhome, boat etc. Further driveway leading to:

### Garage 16'11" (5.16m) x 8'7" (2.62m)

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

### Gardens

A particular feature of the property and well tended. Comprises an enclosed area of lawned garden to the front with a selection of young fruit trees including apple, pear, cherry and fig. A pathway leads down the side of the property where there is a private secluded composite deck area with outside water tap and access to the conservatory and garden room. The path continues around to the rear where there is a good size enclosed garden laid mainly to lawn with flower and shrub borders. Timber garden shed and greenhouse. Gated access to the driveway.





### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property also benefits from solar panels with battery storage which are owned. 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

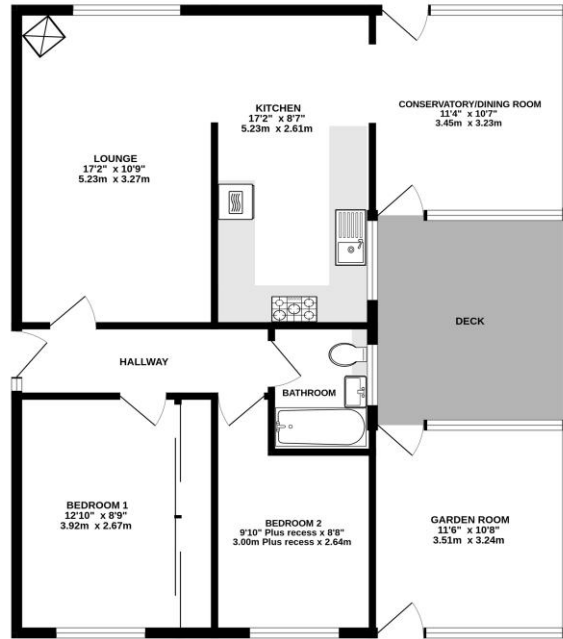
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

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

GROUND FLOOR

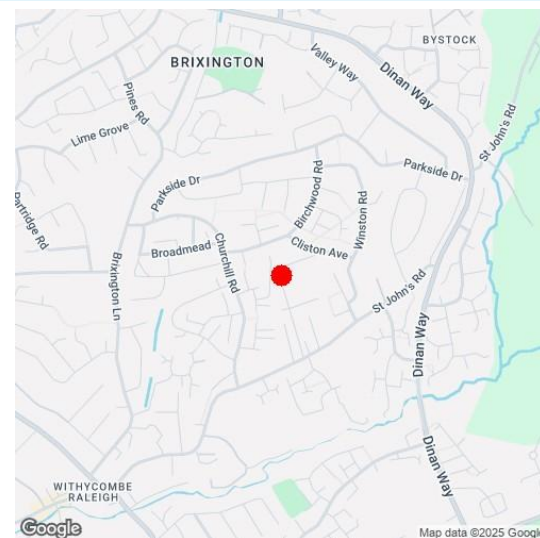


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Made with Metropix 0025

**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 at the end of the cul de sac, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<small>Most energy efficient - lower running costs</small> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-58) <b>F</b> (1-10) <b>G</b> <small>Not energy efficient - higher running costs</small>	
81	84
England & Wales EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
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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.