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LINKS
ESTATE AGENTS

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Guide Price £345,000

3 Spencer Close, Exmouth, EX8 4LP



- Very Well Presented Extended Semi Detached House • Lounge And Modern Refitted Kitchen/Dining Room • Garden Room And Utility/WC • 3 Bedrooms • Modern Refitted Bathroom/WC
- Double Glazing And Gas Central Heating • Delightful Mature Gardens With A Workshop
- Block Paved Driveway Parking



Accommodation

Ground Floor

Double glazed entrance door to:

Hallway

Stairs to the first floor. Radiator. Twin glazed doors to:

Lounge 13'6" (4.11m) Max x 12'8" (3.86m) Max

2 Double glazed windows to the front. Built-in cupboard under stairs. TV point. Radiator. Feature fireplace with inset living flame fire. Opening to:

Kitchen/Dining Room 17'4" (5.28m) x 10'5" (3.18m)

Double glazed window to the side. Modern refitted kitchen comprising base cupboard and drawer units. Matching eye level units. Integrated double oven. Inset 4 ring gas hob with cooker hood over. Worktop surfaces with upstands. Single drainer sink unit. Plumbing for dishwasher. Twin glazed doors to:

Garden Room 10'3" (3.12m) x 5'10" (1.78m)

Useful store. Radiator. Worcester boiler supplying domestic hot water and central heating. Double glazed window to the rear. French doors to the rear garden. Door to:

Utility Room/WC 6'5" (1.96m) x 4'8" (1.42m)

Double glazed window to the rear. Plumbing for washing machine. Close-coupled WC. Wash basin with cupboard below.

First Floor

Landing

Double glazed window to the side. Doors To:

Bedroom 1 12'11" (3.94m) x 8'11" (2.72m)

Double Glazed window to the front. Radiator. Built-in wardrobe.

Bedroom 2 9'3" (2.82m) x 9'2" (2.79m)

Double glazed window to the rear. Radiator. Built-in cupboard.

Bedroom 3 10'3" (3.12m) Into Recess x 6'9" (2.06m)

Double glazed window to the front. Radiator. Built-in wardrobe/cupboard.

Bathroom/WC

Double glazed window to the rear. Refitted in a modern contemporary style comprising panelled bath with splash back and built-in shower. WC with concealed cistern. Wash hand basin with storage below. Tiled splash backs. Heated towel rail.

Externally

To the front of the property is an attractive mature area of garden comprising a shingle area with flower and shrub borders. Outside lighting.

A block paved driveway provides off-road parking.



Twin gates to the side of the property lead through to a cover potting shed and on through to the rear garden.

Rear Garden

A particular feature of the property with a paved private patio wrapping around the side and rear of the property. Steps lead up to the main area of garden which has a patio beyond which is a lawn with mature flower and shrub borders. Further screened patio and a timber shed.

Workshop 10'7" (3.23m) x 9'4" (2.84m)

Power and light. Window to the rear.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C

Mortgage Assistance

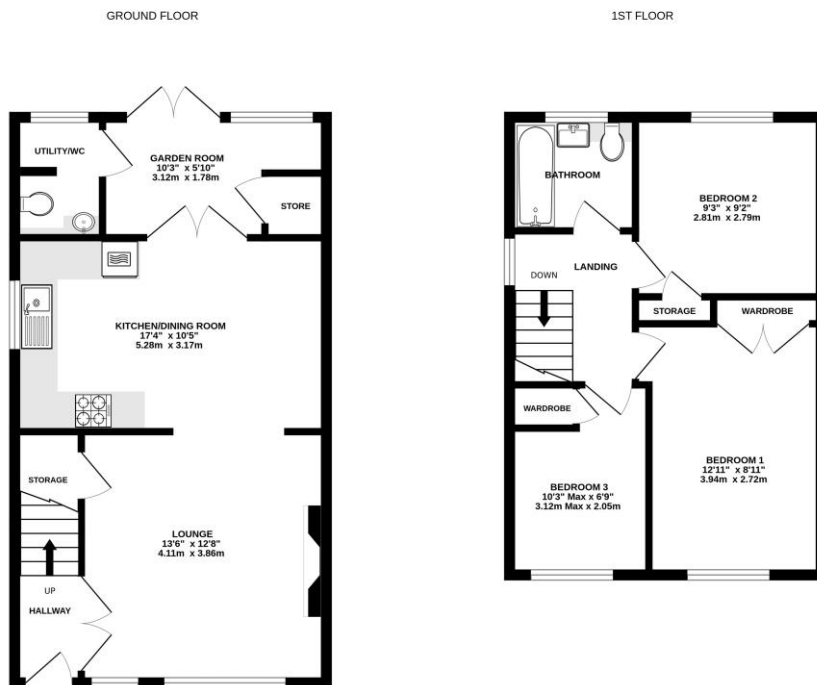
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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 are awaiting vendors verification.



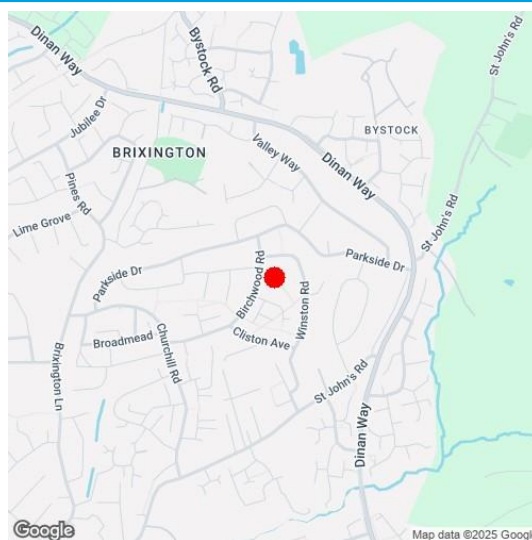
SPENCER CLOSE

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 a guide only for 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 Centre office, proceed out of town along Salterton Road. After approximately 1 mile, and after passing Tesco and Lidl on the left turn left onto Dinan Way at the traffic lights. Take the 4th left into Parkside Drive and then take the 2nd left into Birchwood Road and 2nd left into Spencer Close where the property will be found on the left hand side.



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.