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ESTATE AGENTS

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Guide Price £299,950
4 Arthurs Close, Exmouth, EX8 4JZ



• Well Presented 2 Bedroom Semi Detached Bungalow • Cul - De Sac Location • Living / Dining Room With Woodburner • Modern Fitted Kitchen With Appliances • Bathroom • Driveway Providing Off Road Parking • Enclosed, Sunny Aspect Rear Garden • Viewing Advised



Obscured uPVC double glazed front entrance door, with a matching window to side, leading to:

Hallway

Radiator. Built in storage cupboard housing the the gas and electric meter boxes. Internal window and sliding door leading to the living / dining room. Doorway opening to:

Kitchen 10'6" (3.2m) Max x 7'2" (2.18m)

A dual aspect room with double glazed windows to side and front aspects. Excellent range of modern fitted floor standing and wall mounted cupboard and drawer storage units with attractive work surfaces and matching upstand above. Built in electric induction hob with an electric oven below. Inset ceramic single bowl sink and a single drainer unit with a mixer tap above. Integrated fridge, freezer and slim line dishwasher. Space and plumbing for a washing machine. Wall mounted, gas fired, combination boiler that supplies the gas centrally heated and uPVC double glazing.

Living Room 15'11" (4.85m) x 12'2" (3.71m) Max

Large double glazed window to front . 2 x Radiators. Focal point of an attractive, inset wood burning fire with hearth. Door opening to:

Inner Hallway

Access to an insulated loft space. Doors leading to both bedrooms and a bathroom.

Bedroom 1 13'0" (3.96m) To Wardrobe x 9'0" (2.74m)

uPVC double glazed window rear. Radiator. Built in wardrobes with additional overhead storage. Further built in storage cupboard with slatted shelving.

Bedroom 2 10'4" (3.15m) x 8'11" (2.72m)

uPVC French doors to rear that lead out to the rear garden. Radiator.

Bathroom

Obscure uPVC double glazed window to side. Fitted white suite that comprises of a panelled bath that has tiled splash backs above, electric shower unit, separate shower attachment and a splash screen. Low level WC. Pedestal wash hand basin. Heated towel rail.

Externally

Front Of Property

To the front of the property is an attractive, low maintenance level garden laid mainly to shingle and slate chippings, with raised bed borders, mature shrubs and plants. Outside tap, light and power points. A driveway to the front and side of the property provides off road parking. A timber pedestrian gate at the end of the drive gives access to:

Rear Garden

This attractive rear garden enjoys a sunny aspect and has different areas to enjoy. Laid immediately adjacent to the rear of the property is a level, covered patio which provides an ideal area for outdoor dining and sitting during



finer weather. The remainder of the garden is then predominately laid to lawn with well stocked shrub bed borders boasting established plants and shrubs to both sides and to the rear. Timber fenced boundaries. Timber storage shed (Green shed).

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 Notes

These are draft details awaiting vendors verification.

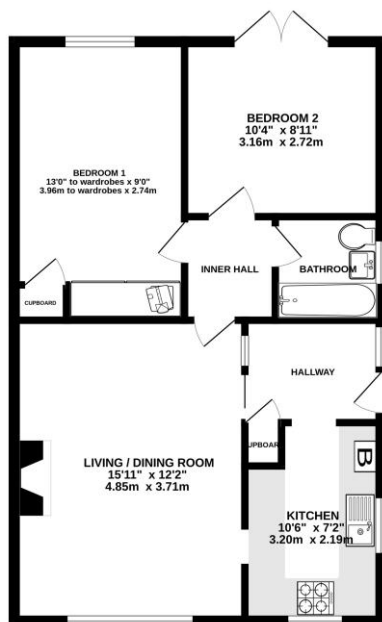
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GROUND FLOOR



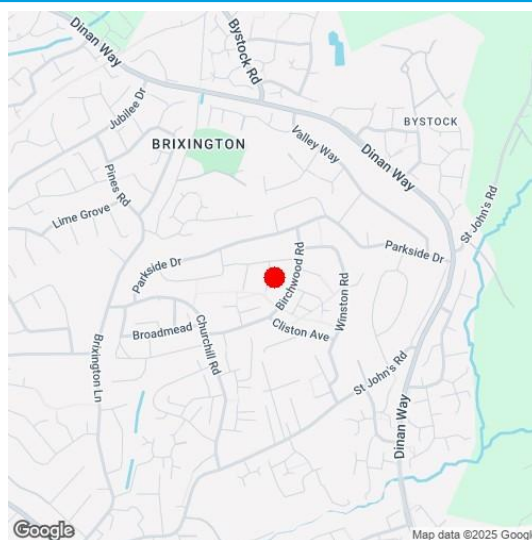
4 ARTHURS CLOSE

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 of 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.
Made with Metagor 2025.

Directions

From our prominent town centre office, proceed along Rolle Street and onto Salterton Road. After passing Tesco and Lidl supermarkets, turn left at the traffic lights onto Dinan Way. Take the 4th left onto Parkside Drive and continue along the road passing the turnings for Valley Way, Silverdale and Little Meadow. Turn left onto Birchwood Road and right again onto Marions Way. Take the immediate left turn into Arthurs Close where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		35
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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

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.

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