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LINKS
ESTATE AGENTS

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Guide Price £325,000

1 Green Close, Exmouth, EX8 3QH



- 3 Bedroom Semi Detached House In Popular Location • Handy For Phear Park, Town Centre & Schools • Gas Central Heating & Double Glazing • Bay Fronted Living Room, Bay Fronted Dining Room / Bedroom 4 • Modern Fitted Kitchen & Ground Floor Wet Room • 3 First Floor Bedrooms, Bathroom & Separate WC • Corner Plot Gardens, Driveway Parking • NO ONWARD CHAIN



Accommodation

Ground Floor

uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed window to front door leading to:

Entrance Hall

uPVC double glazed window to side. Staircase rising to first floor. Picture rail. Wall mounted central heating thermostat. Radiator Laminate flooring. Doors leading to dining room, kitchen and:

Living Room 14'8" (4.47m) Into Bay x 14'6" (4.42m)

Walk - in uPVC double glazed bay window to rear. Fireplace feature with tiled bck, tiled hearth and a mantle over. Radiator. Wooden flooring. Picture rail.

Dining Room / Bedroom 4 15'2" (4.62m) Into Bay x 11'2" (3.4m)

Walk - in uPVC double glazed bay window to front with fitted wooden window shutters. Fireplace feature including a tiled back, tiled hearth with a wooden mantle. Radiator. Picture rail. Laminate flooring.

Kitchen 11'10" (3.61m) x 8'11" (2.72m)

uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with filter hood above and eye level electric oven and grill opposite. Integrated slimline dishwasher. Integrated fridge and freezer. Space and plumbing for washing machine. Door leading to:

Rear Porch

External door to either side. Access to loft storage area. Door leading to:

Wet Room

Obscure uPVC double glazed window to side. Modern fitted suite comprising shower area with electric shower unit, shower screen and splashback's to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail. Extractor fan.

First Floor

Half Landing

uPVC double glazed window to side. Staircase rising to:

Landing

Access to insulated loft space. Picture rail. Smoke alarm. Doors leading to:

Bedroom 1 14'8" (4.47m) x 10'10" (3.3m)

uPVC double glazed window to rear. Tiled fireplace feature. Built - in shelved storage cupboard. Radiator. Picture rail.

Bedroom 2 12'2" (3.71m) x 11'2" (3.4m)

uPVC double glazed window to front. Tiled fireplace feature with mantle. Radiator. Picture rail.



Bedroom 3 9'6" (2.9m) x 8'6" (2.59m) Plus Recess

Dual aspect having uPVC double glazed windows to rear and side. Fitted double wardrobe. Radiator. Picture rail.

Bathroom

Obscure UPVC double glazed window to side. White suite comprising panelled bath with thermostatically controlled shower unit over and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Useful linen storage cupboard.

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC. Fully tiled walls.

Externally

To the front of the property is a brick paved driveway that provides off road parking for 2 motor vehicles side by side. Pathway leading up to the front entrance door.

Rear Garden

There is a good sized and enclosed garden to the rear that's laid mainly to lawn and has timber panelled fence and brick wall boundaries. Useful brick built out house with power and light connected. Outside lighting. Front pedestrian access through the rear porch.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

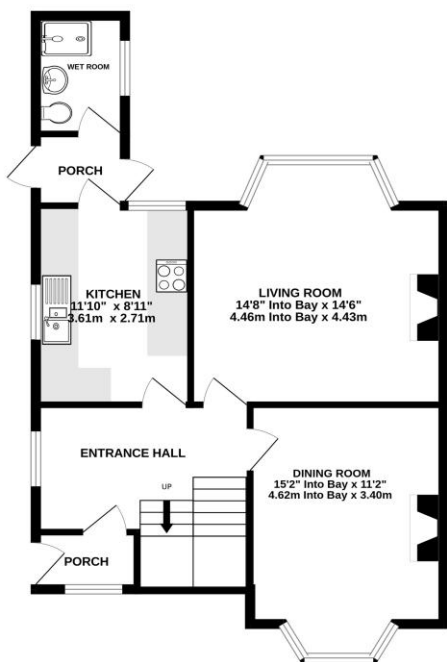
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Agents Note

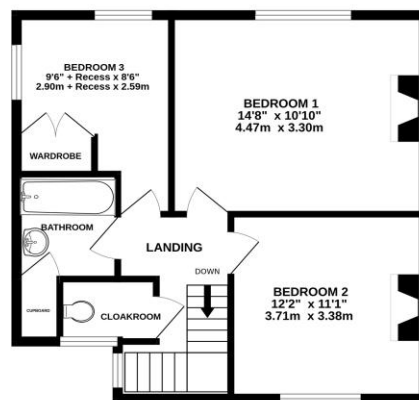
These are draft sales particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



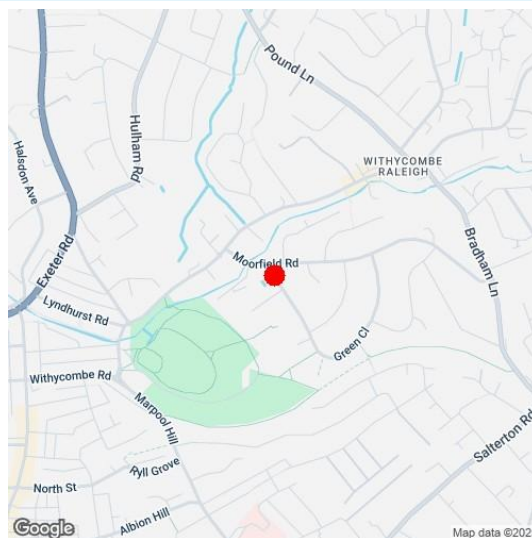
GREEN CLOSE, EXMOUTH

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 Centre office, continue down Rolle Street, past The Strand Gardens and at the roundabout, turn right onto The Parade and into Exeter Road. Turn right into Withycombe Road, just past The Park Hotel. At the roundabout turn left then continue straight ahead at the next roundabout into Withycombe Village Road. Take the 2nd right into Moorfield Road and 1st right into Green Close where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(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.