

**Guide Price £339,950**

**11 Hollymount Close, Exmouth, EX8 5PQ**



- Updated Semi Detached House • Gas Central Heating & Double Glazing • Living Room, Dining Room, Modern Fitted Kitchen • 3 Bedrooms & Modern Fitted Shower Room • Landscaped, Southerly Facing Rear Garden • Detached Garage & Driveway • Popular Cul-De-Sac Location • Handy For Shops, Doctor's, Primary School & Bus Stops





## Accommodation

### Ground Floor

Step up to composite front entrance door, beneath storm canopy, leading to:

#### Entrance Hall

Staircase rising to first floor. Radiator. Double doors leading to:

#### Living Room 13'3" (4.04m) x 12'4" (3.76m)

2 uPVC double glazed windows to front. Focal point of fitted log effect electric fire within a marble fireplace surround. Useful under stairs storage cupboard that also has the electric trip switch fuse box and water stop cock. Radiator. Open arch leading to:

#### Dining Room 11'5" (3.48m) x 7'11" (2.41m)

uPVC double glazed window to rear. Radiator. Smoke alarm. Wall mounted central heating thermostat. Open to:

#### Kitchen 11'5" (3.48m) x 7'5" (2.26m)

Dual aspect having uPVC double glazed external door leading to rear garden with uPVC double glazed window adjacent and further uPVC double glazed window to side. Good range of cupboard and drawer storage units with roll edged work surfaces and matching splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level double electric oven and grill to side. Integrated washing machine. Integrated fridge and freezer. Wall mounted, concealed, gas fired boiler that supplies the central heating and domestic hot water. Tiled flooring.

### First Floor

#### Landing

uPVC double glazed window to side. Access to insulated and part boarded loft space via trap door with ladder. Smoke alarm. Doors leading to:

#### Bedroom 1 15'8" (4.78m) x 8'9" (2.67m)

uPVC double glazed window to front. Useful recess suitable for wardrobes etc. Radiator.

#### Bedroom 2 9'1" (2.77m) x 9'1" (2.77m)

uPVC double glazed window to rear. Airing cupboard housing the hot water tank with slatted shelving. Radiator.

#### Bedroom 3 10'0" (3.05m) Into Recess x 6'5" (1.96m)

uPVC double glazed window to front. Useful bulkhead storage cupboard with shelving. Radiator.

#### Shower Room

Obscure uPVC double glazed window to rear. Modern fitted white suite comprising triple shower tray with thermostatically controlled shower unit over, including rainfall Waterhead, splash screen and splashback's to ceiling height. Concealed cistern WC. Vanity wash hand basin. Heated towel rail. Extractor fan.



### Externally

The property has an easy to maintain, landscaped Front Garden which consists of a Flagstone patio area and a further area laid to stone chipping, with Flagstone pathway leading down to the front entrance door. A driveway beside the property provides off-road parking for 3 motor vehicles, with outside meter boxes, leading to:

### Detached Garage 19'0" (5.79m) x 10'0" (3.05m)

Up and over door to front. uPVC double glazed personal door leading to rear garden. Power and light connected.

### Southerly Facing Rear Garden

The property enjoys an enclosed and easy to maintain Rear Garden consisting of a Flagstone patio area immediately adjacent the property, a further Flagstone patio area to the rear, with the remainder being laid to artificial grass, all being ideal for outdoor sitting and dining during the fine weather. Outside Power points. Outside water tap. Timber panel fenced boundaries. Front pedestrian access to side of property via timber garden gate. Outside lighting.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band C

### Mortgage Assistance

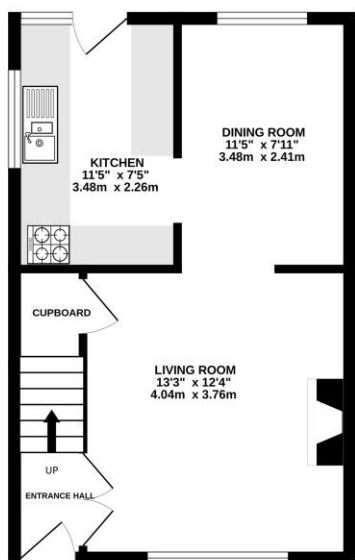
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

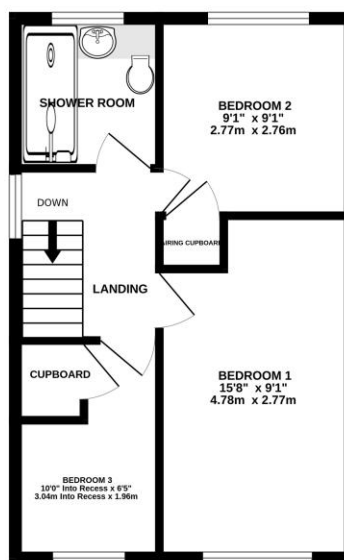
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GROUND FLOOR



1ST FLOOR



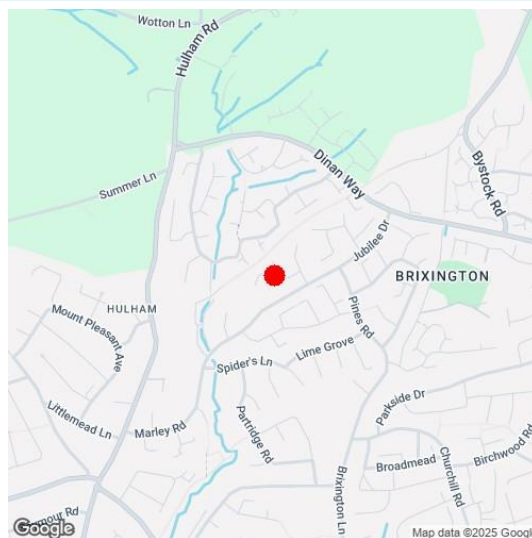
HOLLYMOUNT CLOSE, EXMOUTH

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, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Ottery St Mary), pass Withycombe Rugby club, then take the 4th right into Marley Road. Take the 4th turning on the left into Rowlstone Close and left again into Hollymount Close, 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) <b>A</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		
England & Wales		
EU Directive 2002/91/EC		



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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.