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LINKS
ESTATE AGENTS

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Guide Price £299,950
6 The Copse, Exmouth, EX8 4EY



- Well Presented Semi Detached House • Popular Cul-De-Sac Location • Gas Central Heating & Double Glazing • Living Room, Modern Fitted Kitchen / Dining Room • 3 First Floor Bedrooms
- Modern Fitted Bathroom With Shower Over Bath • Landscaped Front & Rear Gardens
- Garage & Brick Paved Driveway



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed windows to front and either side. Tiled flooring. uPVC double glazed door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. High level electric trip switch fuse box. Smoke alarm. Double doors leading to:

Living Room 15'3" (4.65m) Plus Bay x 11'4" (3.45m)

uPVC double glazed bay window to front with deep sill. Useful under stairs storage cupboard. Wall mounted central heating thermostat. Radiator. Archway leading to:

Kitchen / Dining Room 14'7" (4.45m) x 8'9" (2.67m)

uPVC double glazed French doors leading to rear garden and uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with heat resistant work surfaces and tiled splash back's. Stainless steel single sink and drainer unit with mixer tap. The chef master cooker in situ is available via separate negotiation, filter hood above. Space under worktop for fridge etc. Concealed, wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Smoke alarm. Inset ceiling lights to kitchen area.

First Floor

Landing

uPVC double glazed window to side. Access to insulated loft space. Useful linen storage cupboards. Further shelved bulkhead storage cupboard. Smoke alarm. Doors leading to:

Bedroom 1 11'5" (3.48m) To Wardrobe x 8'5" (2.57m)

UPVC double glazed window to front. Range of built-in wardrobes to one wall with sliding front seat doors. Radiator.

Bedroom 2 10'5" (3.18m) x 8'5" (2.57m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 8'1" (2.46m) x 5'10" (1.78m)

UPVC double glazed window to front. Fitted storage cupboards. Radiator.



Bathroom

uPVC double glazed window to rear. White suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Splashbacks to wall. Heated towel rail.

Externally

There is a landscaped and easy to maintain Front Garden which is laid to shingle with an outside power point. A brick paved driveway provides off road parking.

Rear Garden

The enclosed and easy to maintain Rear Garden enjoys a good degree of privacy being laid to a mixture of artificial grass, patio and Stone chipping areas, all ideal for outdoor dining and sitting during the fine weather. Timber panelled fenced boundaries. Outside water tap. Outside lighting. Outside Power points. Rear pedestrian access via timber garden gate. Useful utility storage covers that has space and plumbing for washing machine and space for further appliances. There is a further useful storage shed that currently houses the hot tub (the hot tub is available via separate negotiation).

Garage 15'8" (4.78m) x 7'7" (2.31m)

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

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

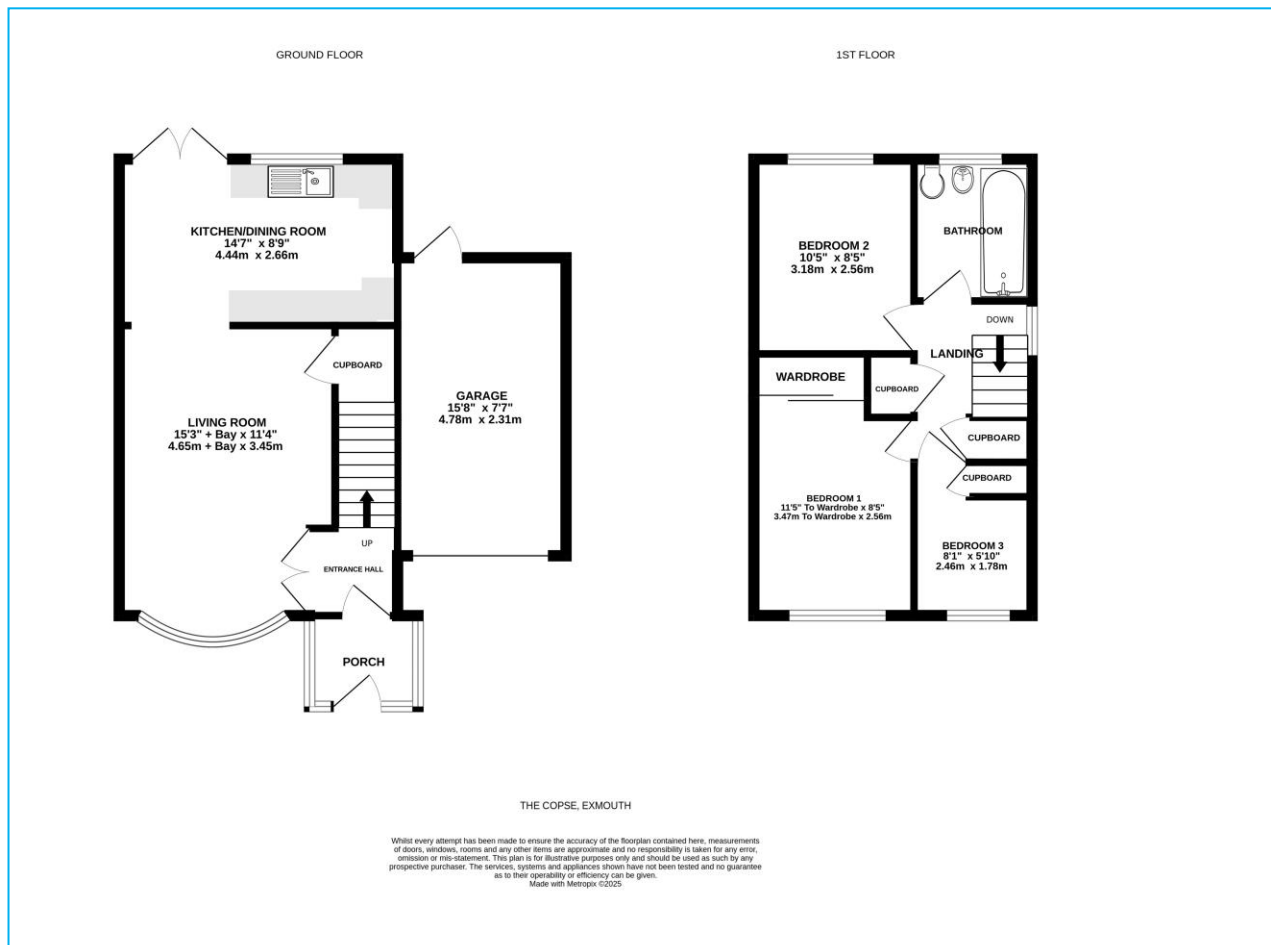
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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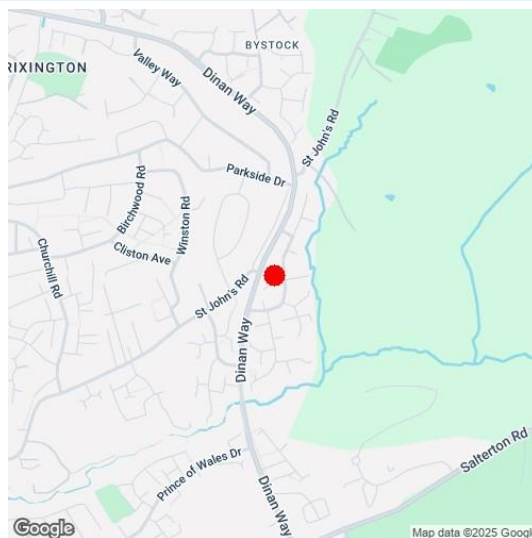
Agents Note

These are draft sales particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. After passing Tesco on the left, and at the traffic lights with Lidl, turn left onto Dinan Way. Take the 4th turning right into Meadow View Road and then turn right again. Take the next right into The Copse, where the property will be found on the right hand side, clearly identified by our For Sale sign.



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.