

**Guide Price £420,000**  
**6 Copperfield Close, Exmouth, EX8 4HP**



- Deceptively Spacious Cul-De-Sac House • Well Presented Throughout • Gas Central Heating & Double Glazing • Cloakroom, Living Room, Dining Room, Conservatory • Modern Fitted Kitchen, Utility Room, Store Room & Study • 4 Good Sized Bedrooms, Modern Fitted Shower Room
- Landscaped Gardens, Brick Paved Driveway Parking • Viewing Recommended





## Accommodation

### Ground Floor

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

#### Entrance Porch

uPVC double glazed windows to front and side. Wooden flooring. Step up to obscure glazed wooden door leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboards. Radiator. Wall mounted electric trip switch fuse box. Wall mounted central heating thermostat. Smoke alarm. Oak flooring. Doors leading to kitchen and:

#### Living Room 14'8" (4.47m) x 13'0" (3.96m)

uPVC double glazed bay window to front with deep sill. Focal point of Stone fireplace with a fitted gas fire. Radiator. Laminate flooring. Open arch leading to:

#### Dining Room 9'7" (2.92m) x 9'4" (2.84m)

Radiator. Laminate flooring. uPVC double glazed sliding patio doors leading to:

#### Conservatory / Sun Room 12'9" (3.89m) x 8'0" (2.44m)

uPVC double glazed French doors leading to rear garden with windows to either side. Oak flooring. Door leading to utility room.

#### Kitchen 9'9" (2.97m) x 9'8" (2.95m)

uPVC double glazed window overlooking conservatory. Good range of modern fitted cupboard and drawer storage units with heat resistant work surfaces and tiled splashback's. Composite single bowl sink unit with drainer, mixer tap and water softener. The Rangemaster cooker in situ is available via separate negotiation, filter hood above. Integrated slimline dishwasher, fridge, freezer and microwave. Glazed wooden door leading to:

#### Utility Room 10'5" (3.18m) x 9'5" (2.87m) Into Recess

UPVC double glazed window to rear. Cupboard storage units with wooden work surfaces and tiled splashback's. Belfast sink with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. uPVC double glazed door leading to conservatory and wooden doors leading to storeroom and:

#### Cloakroom

Obscure uPVC double glazed window to rear. White suite of low level WC and vanity wash hand basin. Radiator.

#### Store Room 9'3" (2.82m) x 8'1" (2.46m)

Glazed wooden door leading to:

#### Study 9'3" (2.82m) x 7'8" (2.34m)

Obscure uPVC double glazed French doors leading to front. Original electrically operated roll up and over garage door still in situ. This room, along with the storeroom, could make an ideal work from home facility.

### First Floor

#### Landing

Access to insulated and part boarded loft space via trap door with ladder. Smoke alarm. Doors leading to all rooms.

#### Bedroom 1 12'5" (3.78m) x 10'9" (3.28m)

uPVC double glazed window to front gaining distant Exe Estuary and Haldon Hill views. 2 fitted double wardrobes. Radiator.





#### **Bedroom 2 12'0" (3.66m) x 9'4" (2.84m) Plus Recess**

uPVC double glazed window to rear. Fitted triple wardrobe. Radiator.

#### **Bedroom 3 17'4" (5.28m) x 9'4" (2.84m) Plus Recess**

Double glazed skylight to rear. Access to eaves storage space. Radiator.

#### **Bedroom 4 9'3" (2.82m) x 8'6" (2.59m)**

uPVC double glazed window to front gaining those distant Exe Estuary and Haldon Hill views. Useful bulkhead storage cupboard. Radiator.

#### **Shower Room**

Obscure uPVC double glazed window to rear. Modern fitted suite comprising shower cubicle with thermostatically controlled shower unit over, including rainfall Waterhead, low level WC and vanity wash hand basin. Tiled splashback's. Heated towel rail. Extractor fan.

#### **Externally**

The property enjoys easy to maintain, landscaped gardens. The brick paved Front Garden includes low brick wall boundaries and parking opportunities to the front. A brick paved driveway to the side of the property which includes double gates, then gives access to the study room.

#### **Rear Garden**

The enclosed Rear Garden, again, has ease of maintenance in mind being landscaped with a large patio area being ideal for dining and sitting during the fine weather, Raised shrub beds that provide year round interest and colour. Fenced boundaries. Outside water tap. Outside power points. Rear pedestrian access via garden gate. Storage shed.

#### **Tenure**

The property is FREEHOLD

#### **Services**

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

#### **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

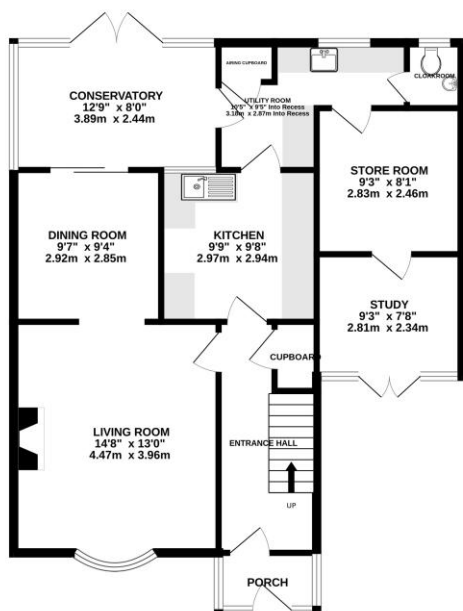
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#### **Agents Note**

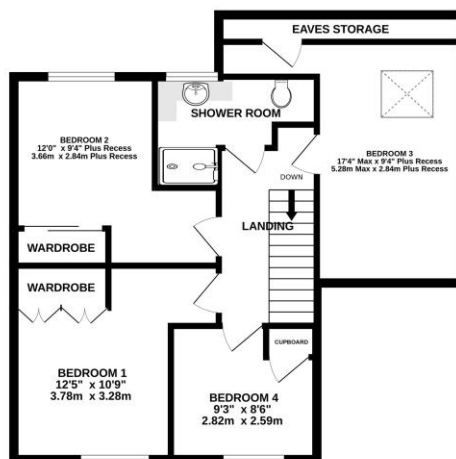
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GROUND FLOOR



1ST FLOOR

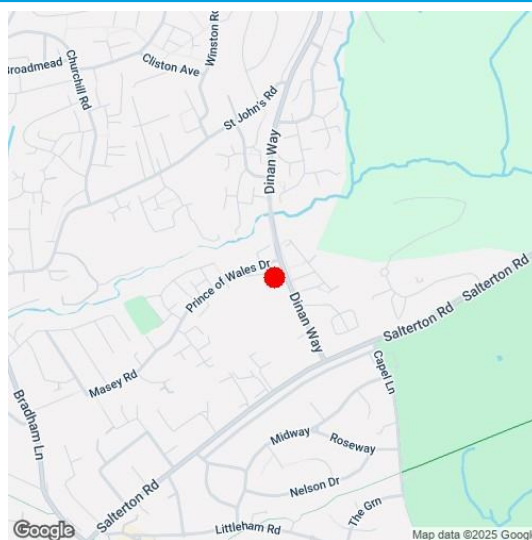


COPPERFIELD CLOSE, EXMOUTH

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, proceed out of town along Rolle Street, into Rolle Road, turning left at the roundabout into Salterton Road. After passing Tesco and Lidl, at those traffic lights, turn left into Dinan Way. Take the next left into Prince of Wales Drive and left again into Copperfield Close. The property will be found in the top left corner.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

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