

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £430,000
2 Swiss Close, Exmouth, EX8 4QF



- Immaculate 3 Bed Semi Detached Chalet Property In Small Cul-De-sac • Far Reaching Exe Estuary & Sea Views From Most Rooms • Gas Central Heating & uPVC Double Glazing • Dual Aspect & Bay Fronted Living Room • Modern Fitted Kitchen / Dining Room • Utility Room/WC, Ground Floor Bedroom & Shower Room/WC • 2 First Floor Bedrooms • Driveway And Stone Chipping Parking Area,



Accommodation

Ground Floor

Step up to composite front entrance door beneath storm canopy with outside lighting and power points, leading to:

Entrance Hall

Radiator. Cupboard housing the electric fuse box and smart meter. Staircase rising to 1st floor with under stairs storage cupboard. Wooden flooring. Doors leading to:

Living Room 15'5" (4.7m) Into Bay x 10'11" (3.33m)

Dual aspect having window to side and walk-in bay window to front, gaining far reaching Exe Estuary, Haldon Hills, Sea and South Devon coastline views. Radiator. Wooden flooring.

Kitchen / Dining Room 18'6" (5.64m) x 11'5" (3.48m)

Triple aspect having bi-fold doors leading to the rear garden, Velux window to side and window to front that gains far reaching Exe Estuary, Haldon Hills, Sea and South Devon coastline views. Good range of modern fitted cupboard and drawer storage units with heat resistant work surfaces and matching up stands. Insert stainless steel 1 1/2 bowl sink with mixer tap. Built-in 5 ring gas hob with filter hood above and eye level electric oven and microwave to side. Integrated dishwasher, fridge/freezer. Movable island/storage unit. Radiator. Inset ceiling lights.

Utility Room/WC 5'7" (1.7m) x 5'6" (1.68m)

Obscure uPVC double glazed window to rear. Wooden work surface. Space and plumbing for washing machine. Service space for tumble dryer. Extractor fan. Wall mounted cupboard storage units. Wash hand basin with cupboard below and tiled splash back. Close-coupled WC.

Bedroom 1 11'10" (3.61m) x 9'11" (3.02m)

Window to front gaining Sea, South Devon coastline and estuary views. Radiator.

Shower Room/WC 7'1" (2.16m) x 5'7" (1.7m)

Obscure glazed window to rear. Modern fitted white suite of large double size glazed shower cubicle with thermostatic controlled shower unit over and laminate splash backs to ceiling height. Low level WC. Wash hand basin set in vanity unit with storage. Radiator. Ladder style heated towel rail.

First Floor

Landing

Velux window to rear. Doors leading to:

Bedroom 2 11'4" (3.45m) x 9'7" (2.92m)

Window to front that gains far reaching Exe Estuary, Haldon Hills, Sea and South Devon coastline views. Good range of built-in wardrobes to one wall. Radiator.



Bedroom 3 13'0" (3.96m) x 8'4" (2.54m) Plus Recess

Triple aspect having Velux windows to rear and side. The Velux window to front gains far reaching Exe Estuary, Haldon Hil, Sea and South Devon coastline views. Access to eaves storage space which has light and boarding. Radiator.

Externally

The Front Garden is laid to stone chippings which provides additional off road parking. Flagstone paving fronting the main property. Timber fenced boundaries to either side with hedge screen to front. Outside water tap. Outside gas smart meter box. Resin bond driveway provides off road parking for 2 motor vehicles.

Rear Garden

The level, enclosed and easy to maintain Rear Garden enjoys a good degree of privacy. There is a patio area immediately adjacent to the property with the remainder being laid to Artificial grass. Useful garden shed to rear. Wall and timber fenced boundaries. Access into:

Studio/Workshop 13'2" (4.01m) x 12'0" (3.66m)

uPVC double glazed external door leading to rear garden with window adjacent. Fitted cupboard and drawer storage units with roll edged work surface. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Front pedestrian access via personal door.

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

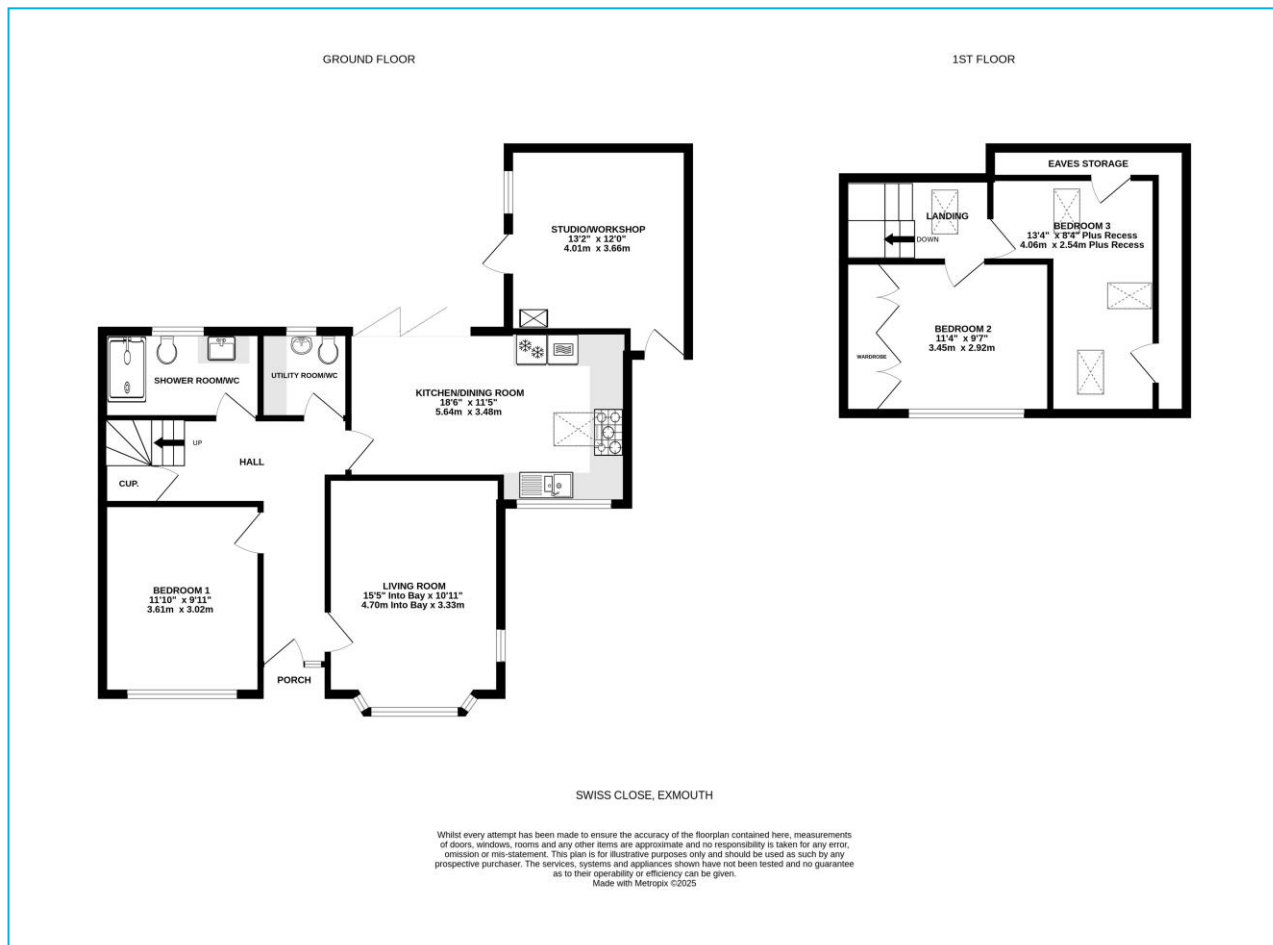
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note


These are draft particulars and are awaiting vendors verification

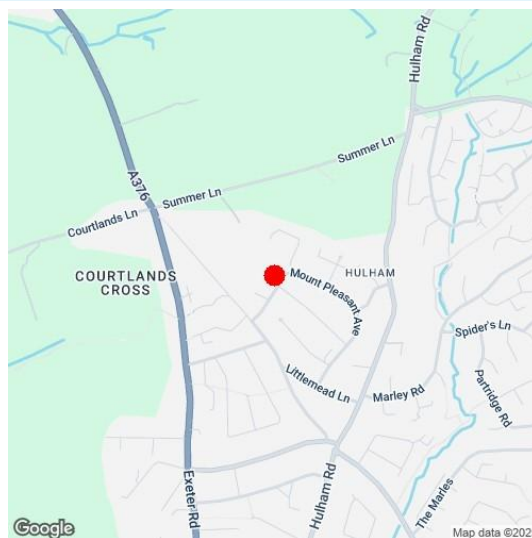




Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout as if heading out of town. Take the second left into Woodlands Drive. Turn right into Mount Pleasant Avenue, bear left and turn right into Swiss Close where the property will be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D		72	
(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.