

Guide Price £440,000
8 Wordsworth Close, Exmouth, EX8 5SQ



- 3 Bedroom Detached House With Separate Annexe • Gas Centrally Heated & uPVC Double Glazing
- Cloakroom, Living Room And Modern Kitchen/Dining Room • Useful Utility Room and Sun Room
- Master Bedroom With En-Suite Shower Room & Separate Bathroom • Annexe: Kitchen Area, Bedroom & Shower Room • Ample Off Road Parking • Enclosed Rear Garden, Timber Studio



Ground Floor

UPVC double glaze external door leading to:

Entrance Porch

UPVC double glazed windows to front. Wooden flooring. Double glaze door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted central heating thermostat. Wooden flooring. Doors leading to living room, kitchen/dining room and:

Cloakroom

Obscure glazed window to side. White suite comprising of a low level WC. Corner wash hand basin. High level electric trip switch fuse box. Radiator.

Living Room 12'11" (3.94m) Into Bay x 13'0" (3.96m) Max

Walk - in uPVC double glazed bay window to front. 2 radiators. Wooden flooring.

Kitchen/Dining Room 17'10" (5.44m) x 10'7" (3.23m)

uPVC double glazed window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces, matching up stands and splashback's. Composite one and a half bowl sink with single drainer unit and mixer tap. The Range style cooker in situ is included in the sale, filter hood above. Space and plumbing for dishwasher. Further space for freestanding fridge / freezer etc. Wooden flooring. Open to utility room and double glazed sliding patio doors leading to:

Sun Room 9'7" (2.92m) x 8'3" (2.51m)

Dual aspect having uPVC double glazed French doors leading to rear garden and uPVC double glazed window to side. Wooden flooring.

Utility Room

External door to side leading to rear garden. Storage units and roll edged work surface. Space and plumbing for washing machine further space for tumble dryer etc. Radiator. Wooden flooring. Wall mounted gas fired boiler that supplies the central heating and domestic hot water.

First Floor

Landing

Double glazed window to side. Access to loft storage space fire trap door with ladder. Airing cupboard housing the hot water tank with slatted shelving. Smoke alarm. Doors leading to:

Bedroom 1 11'2" (3.4m) To Wardrobe x 11'0" (3.35m)

Double glaze window to front. Built-in double wardrobe with mirror fronted sliding doors. Radiator. Door leading to:

En-Suite Shower Room

Obscure uPVC double glazed window to front. White suite of corner shower cubicle with electric shower unit and splashback's to ceiling height, low level WC and vanity wash hand basin. Tiled Walls. Heated towel rail. Inset ceiling lights. Extractor fan.

Bedroom 2 9'7" (2.92m) x 7'11" (2.41m)

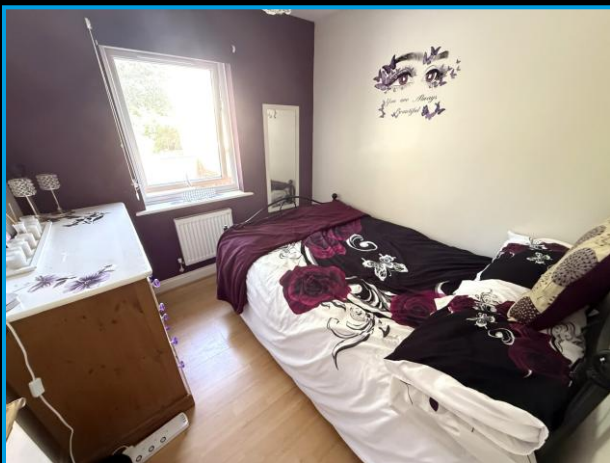
uPVC double glazed window to rear. Laminate flooring. Radiator.

Bedroom 3 8'0" (2.44m) x 7'11" (2.41m)

uPVC double glazed window to rear. Radiator. Laminate flooring.

Family Bathroom

Obscure uPVC double glazed window to side. White suite of P



shaped bath with thermostatically controlled power shower unit over, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Inset ceiling lights. Extractor fan.

Annexe

The property also benefits from a separate annexe. It is access independently from the main property. A pathway to the side of the main property leads to a part glazed uPVC door leading to:

Kitchen Area 8'8" (2.64m) x 4'5" (1.35m)

uPVC double glazed window to front. Cupboard storage units and roll edged work surface. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Door leading to shower room and open to:

Bedroom Area 9'5" (2.87m) x 8'9" (2.67m)

uPVC double glazed French doors leading to rear garden. Radiator. Access to loft storage space. Wall mounted electric trip switch fuse box.

Shower Room

Obscure uPVC double glazed window to front. White suite of double shower cubicle with electric shower unit and tiling ceiling height, low level WC and pedestal wash hand basin.

Externally

Front of property

To the front of the property is an extensive driveway and turning area that provides off road parking for several motor vehicles, boats or motor homes. Outside gas and electric meters. Outside water tap. There's also an enclosed area of front garden which is laid to mixture of shingle and stone chippings, plus patio meaning easy to look after with timber panel fence boundaries. Outside Power Point. Within the front garden is:

Detached Timber Studio 16'5" (5m) x 8'7" (2.62m) Max

Insulated timber construction having uPVC double glazed windows to front and side. uPVC double glazed external doors to front and rear garden. Power and light connected.

Rear Garden

The property enjoys a level and enclosed Rear Garden, having a patio area adjacent and to the side of the property, ideal for outdoor dining and sitting during fine weather, with the remainder then being laid to artificial grass. Rockery area. Outside lighting. Outside water tap. Outside Power point. 2 water butts. Timber panel fenced boundaries. Front pedestrian access to side of property via timber garden gate or through the timber studio.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band D. Please note the property and annexe do not have separate utilities.

Mortgage Assistance

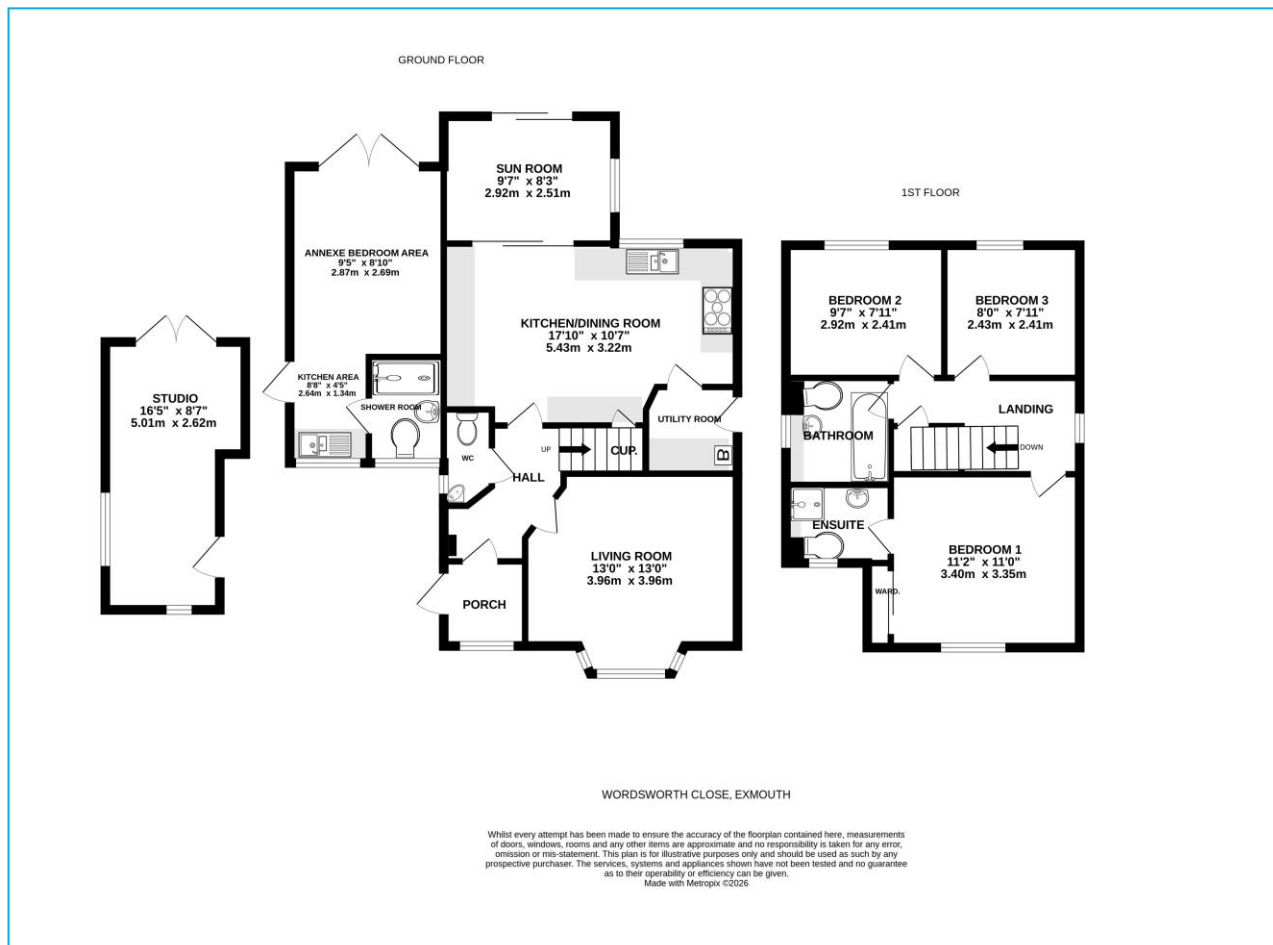
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

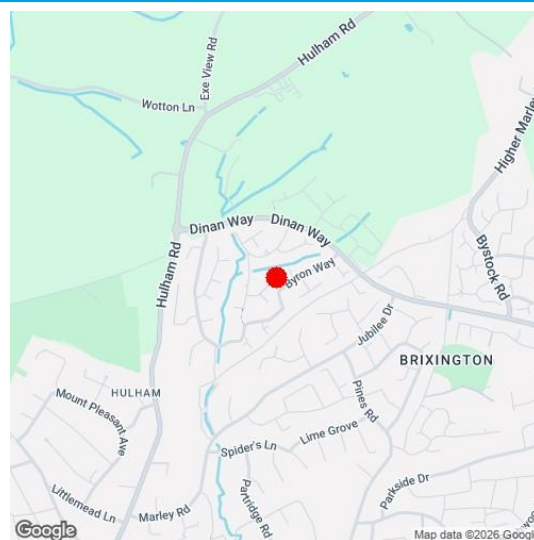
Please note, these are draft particulars and they are awaiting vendors verification



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 onto Hulham Road (Signposted Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, turn right onto Dinan Way and then the 3rd right into Byron Way. Then take the first right into Wordsworth Close where the property will be found, tucked away on the right hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		35
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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 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.