

Guide Price £239,950
65 Chichester Close, Exmouth, EX8 2LR



- Semi Detached Bungalow In Cul-De-Sac • Gas Central Heating & Double Glazing
- Open Plan Living Room / Kitchen • Conservatory Overlooking Rear Garden • 1 Double Bedroom
- Bathroom Having Bath & Separate Shower Cubicle • Garage / Store, Driveway, Enclosed & Terraced Rear Garden • NO ONWARD CHAIN



Accommodation

Step up to obscure uPVC double glazed front entrance door, beneath covered porch, leading to:

Living Room / Kitchen 17'4" (5.28m) x 15'2" (4.62m) Max

uPVC double glazed window to rear overlooking rear garden with Phear Park beyond. Good range of cupboard and drawer storage units with roll edged work surfaces, breakfast bar and tiled splashback`s. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted electric trip switch fuse box and Solar panel control. Access to insulated and part boarded loft space, with double glazed window to side and the gas fire Combi boiler, that subject to gaining the usual planning consents could be converted to provide further living accommodation if required. Doors leading to bedroom, bathroom and:

Conservatory 12'5" (3.78m) x 9'8" (2.95m)

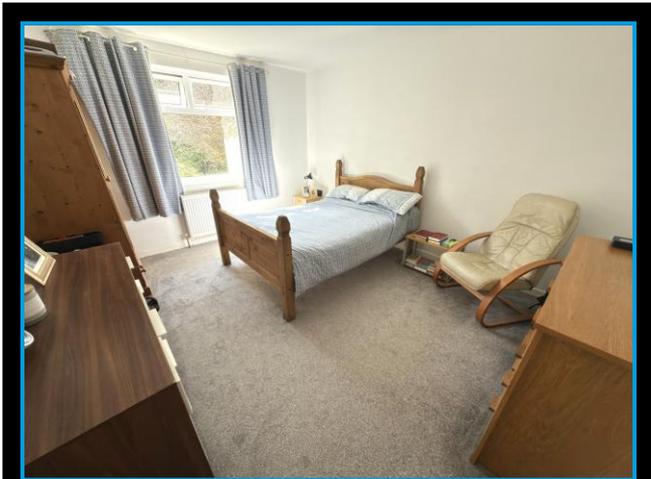
uPVC double glazed windows to both sides and rear plus uPVC double glazed French doors to rear leading to the rear garden. Views over Exmouth. Radiator. External door leading to front.

Bedroom 13'11" (4.24m) x 11'6" (3.51m)

uPVC double glazed window to front. Radiator.

Bathroom 10'7" (3.23m) x 5'5" (1.65m)

Dual aspect having obscure uPVC double glazed windows to front and side. 4 piece white suite of triple shower tray with thermostatically controlled shower unit over tiling to ceiling height and rainfall Waterhead. Panelled bath. Low level WC. Vanity wash hand basin. Heated towel rail. Extractor fan.



Externally

The Front Garden is laid mainly to lawn with shrub bed borders that provide privacy, interest and colour. Outside meter boxes. Cold water tap. Steps lead down to the front entrance door. A driveway provides off road parking for 2 motor vehicles and lead to:

Garage 15'11" (4.85m) x 8'0" (2.44m)

Up and over door front. Window to rear. Personal door to side.



Rear Garden

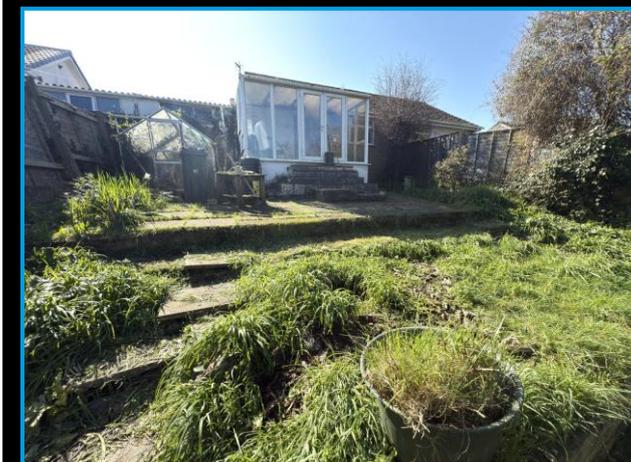
The property has an enclosed terraced Rear Garden with steps leading down from the property to the bottom. Adjacent the property is a patio area, with the remainder then being laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Front pedestrian access via conservatory.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B. The Solar panels are not owned.



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

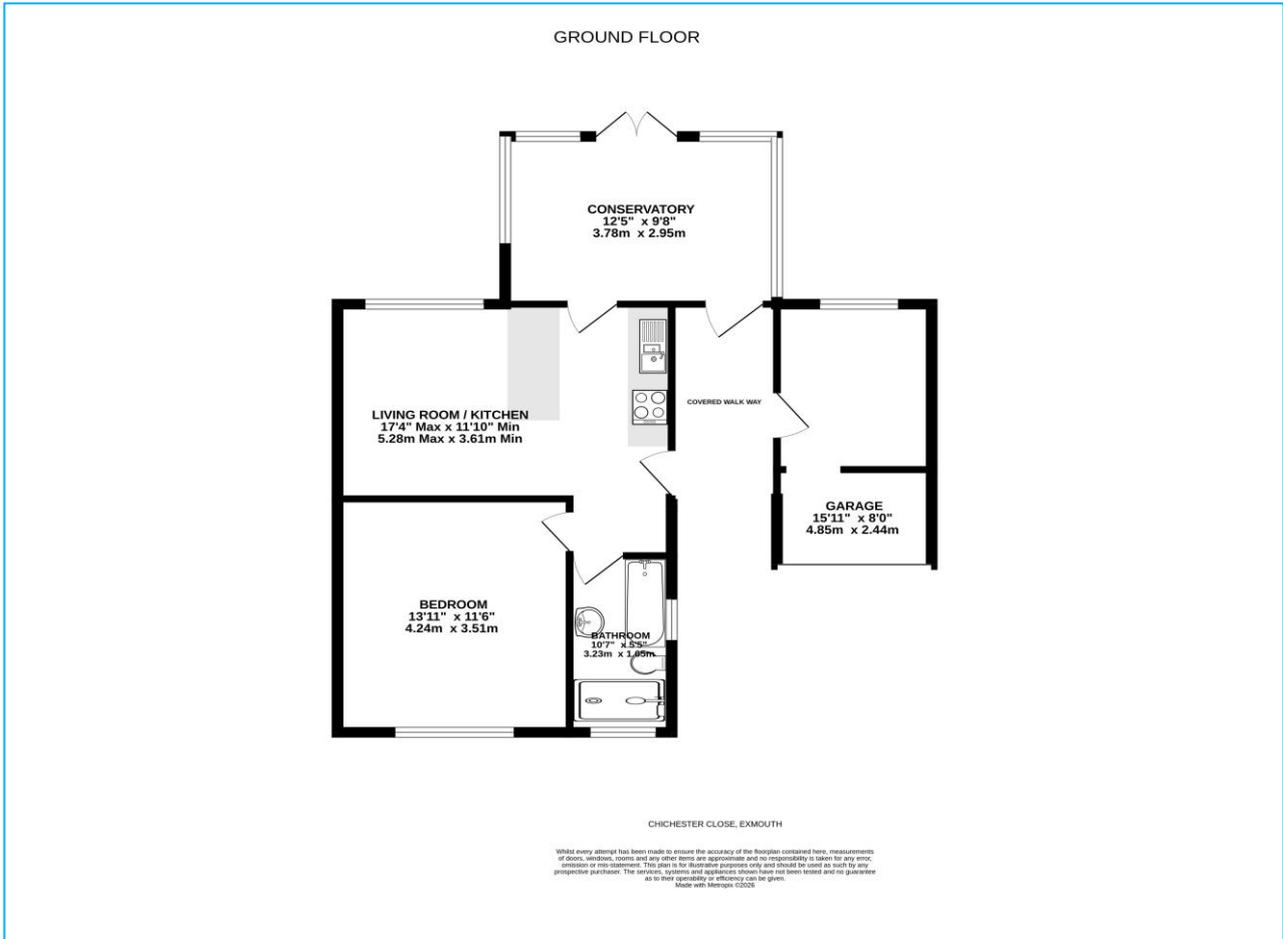
Your home may be repossessed if you do not keep up repayments on your mortgage



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Agents Note

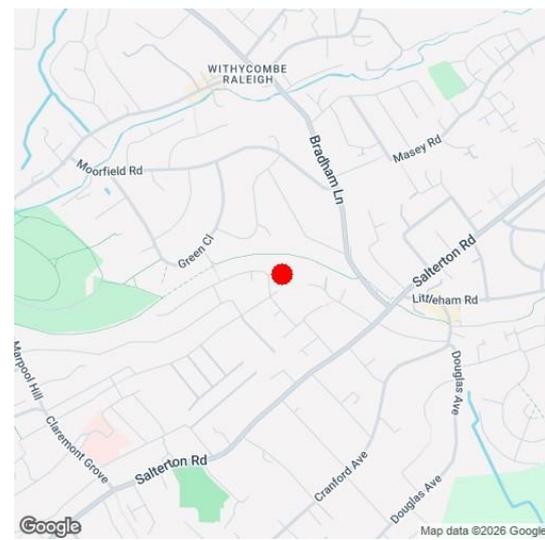
These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, turn right down Rolle Street and then turn right at the roundabout onto the Parade. Proceed into Exeter Road and take a right hand turning into Withycombe Road. At the roundabout turn right into Marpool Hill and 1st left into Ashleigh Road. Towards the end of the road, turn left into Chichester Close, then right again, where the property will be found in the left hand Cul-De-Sac, clearly identified by our For Sale sign.

Energy Efficiency Rating															
Current	Potential														
Very energy efficient - lower running costs															
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47	75														
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.