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LINKS
ESTATE AGENTS

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Guide Price £249,950
11 Yew Tree Close, Exmouth, EX8 5NF



- Well Presented Semi Detached House • Gas Central Heating & Double Glazing • Living / Dining Room, Modern Kitchen • uPVC Double Glazed Conservatory • 2 Double Bedrooms, Estuary Views From Front
- Bathroom Including Shower Over Bath • Good Sized Rear Garden, Driveway For 3 Vehicles
- NO ONWARD CHAIN



Accommodation

Ground Floor

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

Entrance Porch

Obscure uPVC double glazed windows to front and either side. Cupboard housing the gas meter and electric fuse box. Obscure uPVC double glazed door leading to:

Living / Dining Room 21'6" (6.55m) Max x 15'10" (4.83m) Max

An L shaped room. uPVC double glazed window to front. Staircase rising to first floor with useful under stairs storage cupboard. Focal point of coal effect gas fire within a Stone fireplace surround. Radiator. Wall mounted central heating thermostat. Smoke alarm. Door leading to kitchen and UPVC double glazed door leading to conservatory.

Kitchen 8'9" (2.67m) x 7'4" (2.24m)

uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer units with mixer tap. The gas cooker, washing machine and fridge freezer in situ are included in the sale. Radiator.

Conservatory 11'1" (3.38m) x 8'2" (2.49m)

uPVC double glazed French doors to side leading to a garden. UPVC double glazed windows to rear and side on dwarf brick wall.

First Floor

Landing

Access to insulated loft space. Doors leading to:

Bedroom 1 12'7" (3.84m) x 11'6" (3.51m)

uPVC double glazed window to front gaining views of the Exe Estuary and Haldon Hills. Built - in single wardrobe rail with hanging rail and shelving. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator.

Bedroom 2 9'6" (2.9m) x 8'10" (2.69m)

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with electric shower unit, low level WC and pedestal wash hand basin. Fully tiled walls. Radiator.





Externally

The open plan Front Garden is laid to lawn with pathway and steps leading up to the front entrance door.

Parking

To the side of the property is a driveway that provides off road parking for up to 3 motor vehicles. Gas meter box.

Rear Garden

There is a good sized and enclosed Rear Garden which consists of a gravel patio area immediately adjacent to the property with the remainder then being laid mainly to lawn, with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Apple tree. Outside water tap. Timber garden shed. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

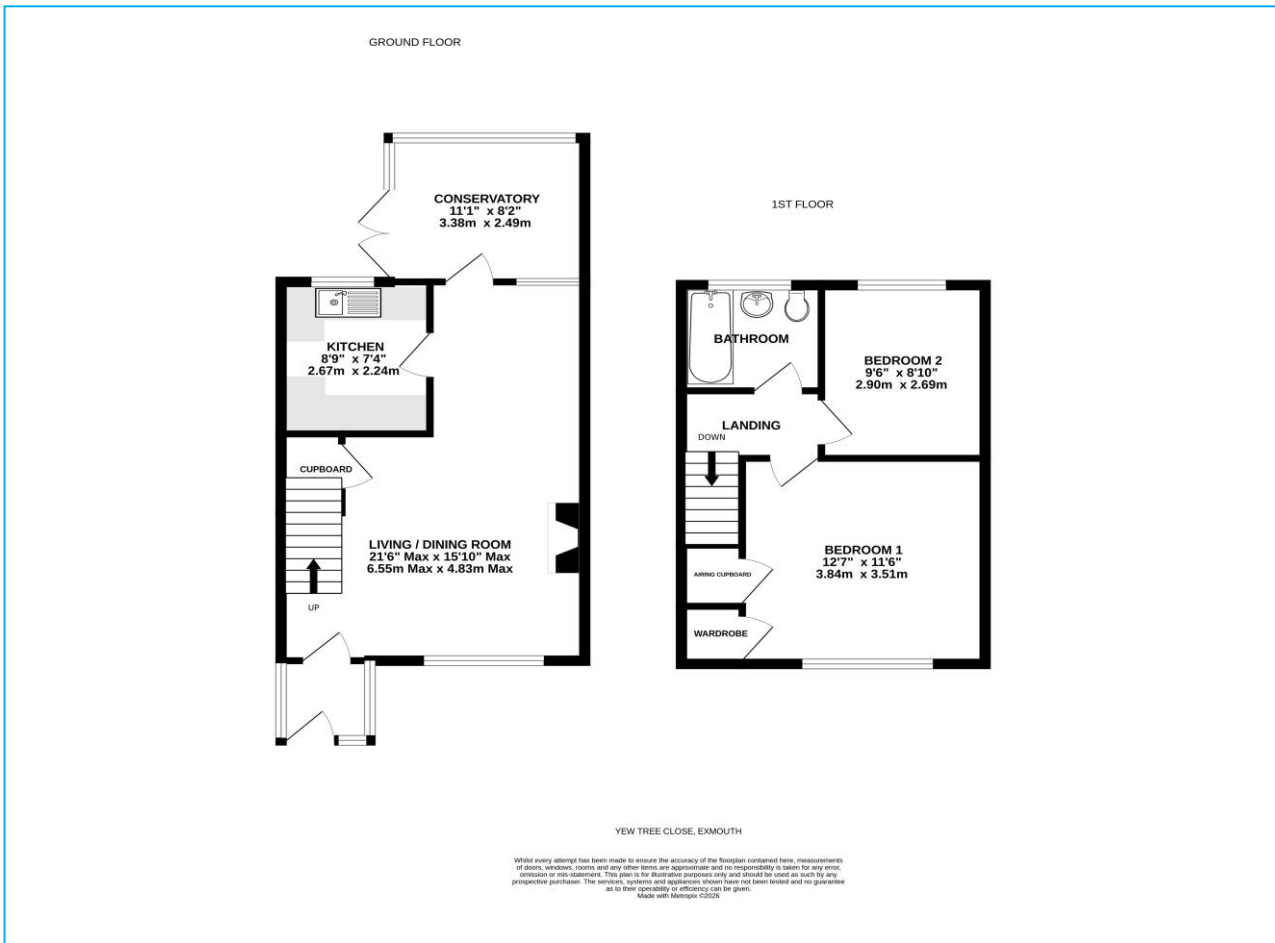
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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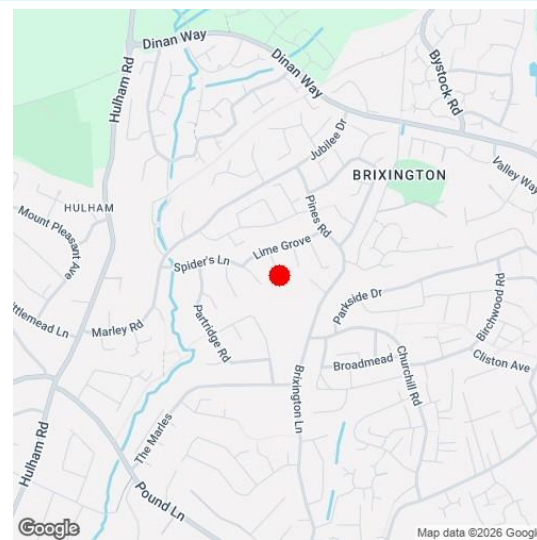
Agents Note

These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed past The Strand, turning left, then right at the mini roundabout onto Marine Way. After 2 sets of traffic lights, turn right into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 4th turning on the right into Spiders Lane and left into Lime Grove. Take the first right hand turning into Yew Tree Close - where the property is on the left hand side, identified by our for sale board.



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.