



£675,000  
5 Wells Close, Exmouth, Devon, EX8 5QL





**An Impressive modern detached house at the head of a small quiet cul-de-sac with a large private rear garden.**

- **Spacious reception hall, stairs, and landing.**
- **Ground floor cloakroom**
- **Generous size Sitting room, separate dining room and study.**
- **Modern kitchen/breakfast room and utility room.**
- **Five well-proportioned bedrooms – one en-suite shower room/w.c.**
- **Family bathroom/w.c.**
- **Gas central heating and UPVC double glazing**
- **Detached double garage and driveway parking for at least five cars**
- **Beautiful rear garden mainly laid to lawn with a raised sun terrace laid to timber decking.**

#### **Worth viewing because...**

This executive style modern detached five bedroom house is one of the larger houses in this area of Exmouth and is situated at the head of a small quiet cul-de-sac. It has an excellent size private rear garden as well as a detached double garage with lots of driveway parking. An ideal family home and to avoid disappointment an early viewing is highly recommended.

#### **In more detail...**

This property offers a spacious and versatile layout in a great location on the edge of town. On the ground floor is a spacious reception hall with a fine staircase and a cloakroom. Doors then lead to a generous size triple aspect sitting room with French doors out to the rear garden. There are two further reception rooms arranged as a dining room and study as well as a modern kitchen/breakfast room and utility room. The kitchen has a breakfast bar with space for four people and built in appliances including a five-ring gas hob, electric fan assisted double oven and dishwasher. The first floor landing provides access to all five bedrooms each with built in wardrobes and a modern family bathroom/w.c. with an electric shower over the bath.

The main bedroom has an excellent range of fitted wardrobes and a door leading to an ensuite shower room/w.c. Other features include UPVC double glazing and gas central heating supplied by a recently fitted energy efficient condensing boiler located in the utility room with a large airing cupboard on the first floor landing. The rear garden is another fine feature of this property and is mainly laid to lawn with a paved patio and raised timber sun terrace. The detached double garage has power/light connected and there is much driveway parking ideal for a growing family.

### **Bear in mind...**

Wells Close is a small friendly cul-de-sac in a sought-after location on the edge of town. There are bus routes in the area as well as schools and local shops. It is well positioned for easy road access for those commuting to Exeter and beyond

### **The coastal town of Exmouth...**

The property is approximately three miles from the town centre and seafront, with all local amenities close by. For keen walkers there is access to many miles of coastal path starting at 'The needle' at Orcombe Point, which denotes the

start of the World Heritage coastline. The Exe Estuary has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lymptone and continues beyond through to Exeter. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

### **Directional Note...**

Approaching Exmouth on the A376 Exeter to Exmouth road, turn left onto Featherbed Lane. Continue to the mini roundabout at the end of Featherbed Lane and take the first exit (left) onto Hulham Road. Continue along Hulham Road for a few hundred yards and then turn right onto Dinan Way. Continue to follow Dinan Way for about half a mile and turn left onto Bystock Road. Then turn right onto Gloucester Road and then left onto Caterbury Way. Wells Close is the fourth turning on the left and this property will be found at the head of the cul-de-sac.





## Measurements...

Cloakroom – 1.76 x 0.86

Sitting Room – 6.10 x 3.58

Dining Room – 3.75 into the bay x 3.90

Study – 2.92 x 2.73

Kitchen/breakfast Room – 3.82 x 2.90

Utility Room – 2.90 x 1.86

Bedroom 1 – 3.52 x 3.33 excluding the wardrobe area.

En Suite Shower Room/w.c. – 2.43 x 1.86

Bedroom 2 – 3.60 x 2.65 excluding the door recess.

Bedroom 3 – 3.60 x 2.68

Bedroom 4 – 3.23 x 2.44

Bedroom 5 – 2.73 x 2.44

Bathroom/w.c. - 2.41 x 1.85 excluding the door recess.

Detached Double Garage – 5.37 x 5.37

**Services:** All mains services are connected.

**Council Tax:** Band F £3,354.98

**EPC = C**



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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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	Current	Potential
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

