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20 Linden Close, Exmouth, EX8 4JW

GUIDE PRICE  
**£425,000**  
TENURE Freehold



**A Truly Exceptional And Deceptively Spacious Bungalow Offering High Quality Accommodation Which Has Been Modernised And Refurbished To An Extremely High Standard With Ample Parking And Landscaped Rear Garden, Ideally Located Only A Short Distance From Bus Services, Shopping Parade And Primary School**

An Impressive Entrance And Reception Hall \* Stunning Living Area \* Newly Fitted High Quality Kitchen/Breakfast Room \* Wonderful Living And Dining Area \* Three Good Size Bedrooms \* Main Bedroom With Quality En-Suite Wet Room/Wc \* High Quality Main Bath/Wet Room/Wc \* Gas Central Heating \* Double Glazed Windows \* Viewing Strongly Recommended



**20 Linden Close, Exmouth, EX8 4JW**

An internal inspection is essential to fully appreciate this deceptively spacious high quality bungalow, providing ideal accommodation for both retirement and families alike. The property has been modernised and refurbished to exacting standards, including high quality kitchen/breakfast room, spacious living and dining area, beautiful bath/wet room/wc and en-suite wet room/wc and enjoys three good size bedrooms, landscaped gardens and ample parking.

**THE ACCOMMODATION COMPRISES:** Composite front door with matching frosted glass picture window side screens to:

**ENTRANCE HALL:** With tiled floor, feature vaulted style ceiling, opening through to:

**RECEPTION HALL:** With wood flooring, linen cupboard with slatted shelving, opening through to:

**STUNNING OPEN-PLAN KITCHEN/LIVING/DINING ROOM:** Overall measurement: 8.41m x 7.49m (27'7" x 20'55") This superb open-plan space is fantastically designed into three designated areas comprising:

**KITCHEN/BREAKFAST ROOM:** 3.73m x 3.61m (12'3" x 11'10") Newly fitted comprising of wood working surfaces with matching splashbacks with range of cupboards, drawer units, pull-out refuse drawer, space for dishwasher beneath worktops. Inset one and a half bowl sink unit with mixer tap, inset four ring gas hob with glass splashback and stainless steel chimney style extractor hood over with light, built-in oven with cupboards above and below, wall mounted cupboards – one housing the Vaillant gas boiler for hot water and central heating, space for American style fridge/freezer with cupboard over, island unit with granite worktop, also providing a breakfast bar area with cupboards and wine cooler beneath, downlighters over the breakfast bar area, double glazed window to front aspect, wood flooring.

**LIVING AREA:** 4.57m x 4.22m (15'0" x 13'10") Fantastic area to relax with lantern window, recessed led ceiling lighting, recessed television with space for speaker over, newly carpeted.

**DINING AREA:** 3.71m x 3.33m (12'2" x 10'11") With lantern window, recessed ceiling led spotlighting, feature wall recess, wood flooring,

**INNER HALLWAY:** With wood flooring, access via loft ladder to roof space, double glazed window with frosted glass giving access to the rear garden, radiator.

**BEDROOM 1:** 3.66m x 3.56m (12'0" x 11'8") Stylish upright radiator, recessed ceiling led spotlighting, double glazed double doors opening onto the rear garden.

**EN-SUITE WET ROOM/WC:** 3.56m x 1.14m (11'8" x 3'9") A newly installed stylish suite with shower area fitted with rainfall shower head hose, shower splash screen, pedestal wash hand basin with mixer tap and drawer units beneath, WC with concealed cistern and dual push button flush, matching fully tiled walls and flooring with underfloor heating, two lantern style windows, heated towel rail, shaver socket.

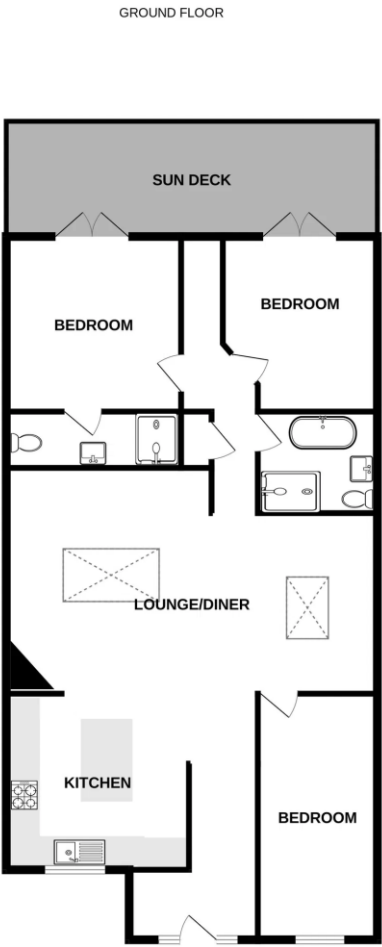
**BEDROOM 2:** 3.61m x 3.25m (11'10" x 10'8") Recessed ceiling led spotlighting, radiator, TV point, uPVC double glazed double doors opening onto the rear garden.

**BEDROOM 3:** 5.26m x 2.46m (17'3" x 8'1") maximum overall measurement. Cleverly designed bedroom with raised bed area and full storage areas, access via loft ladder to roof space, recessed led ceiling spotlighting.

**BATH/WET ROOM/WC:** 2.41m x 2.08m (7'11" x 6'10") High quality and stylish suite fitted with bath, contemporary style wash hand basin with fitted mirror with integrated light over. **WET ROOM AREA:** Fitted with a shower splash screen, shower unit, heated towel rail, matching tiled walls, tiled flooring with underfloor heating, extractor fan, shaver socket, fitted stereo surround sound speakers.

**OUTSIDE:** Located towards the head of a favoured cul-de-sac, the property enjoys tarmac driveway providing parking for approximately three cars, with outside cold water tap, bin store, steps and terrace area giving access to the front of the property with outside lighting. Good size storage area accessed from driveway via double doors. To the rear of the property is a fully enclosed, recently landscaped garden comprising of a decked sun terrace, outside lighting, newly laid lawn garden with a **TIMBER GARDEN SHED**, wooden fencing enclosing the garden providing privacy and seclusion. Outside cold water tap.

**FLOOR PLAN:**



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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