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3 Cyprus Gardens, Exmouth, EX8 2DP

GUIDE PRICE  
**£500,000**  
TENURE Freehold



**A Beautifully Presented Three-Storey Town House Designed Property  
Enjoying An Envious Location Only A Short Distance From The  
Seafront And The Town Centre**

Entrance Hall \* Lounge \* Ground Floor Cloakroom/Wc \* Well-Appointed  
Kitchen/Dining Room \* Conservatory Extension \* Two First Floor Bedrooms  
Main First Floor Bathroom/Wc \* Spacious Second Floor Main Bedroom Suite  
With En-Suite Shower Room/Wc \* Beautiful Front And Rear Gardens  
Garage With Parking In Front \* Viewing Recommend



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**THE ACCOMMODATION COMPRISES:** Feature arched entrance porch with courtesy light, front door giving access to:

**ENTRANCE HALL:** With wood-effect flooring, radiator, stairs rising to first floor landing.

**LOUNGE:** 4.22m x 3.58m (13'10" x 11'9") A most attractive room with uPVC sash style window overlooking the property’s own front garden, free standing fire surround with pebble-effect living flame fire, TV point, telephone point, radiator, access to good size understairs storage cupboard, wood-effect flooring, door to:

**INNER HALLWAY:** Wood-effect flooring.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with pedestal wash hand basin with tiled splashback, WC with push button flush, radiator, wood-effect flooring.

**KITCHEN/DINING ROOM:** 4.62m x 3.89m (15'2" x 12'9") narrowing to 2.62m (8'7") A stylish kitchen with fitted range of patterned worktops, tiled surrounds, range of cupboards, drawer units, integrated dishwasher and washing machine beneath worktops, inset single drainer sink unit with mixer tap, four ring gas hob with stainless steel splashback with matching stainless steel chimney style extractor hood over with light, integrated fridge and freezer, wall mounted cupboards – on housing the gas boiler for hot water and central heating, built-in double oven, two radiators, wood-effect flooring, uPVC double glazed window and uPVC double doors opening to:

**CONSERVATORY EXTENSION:** 3.66m x 3.3m (12'0" x 10'10") A fine addition to the accommodation with uPVC double glazed windows and double glazed double doors overlooking and opening onto the most attractive rear garden, power sockets, glass roof with skylight window, wood-effect flooring.

**FIRST FLOOR LANDING:** Good size shelved linen cupboard, radiator, uPVC double glazed sash window to front aspect, staircase rising to second floor.

**BEDROOM 2:** 4.17m x 2.59m (13'8" x 8'6") uPVC double glazed sash style window to front aspect, radiator, TV point.

**BEDROOM 3:** 3.94m x 2.54m (12'11" x 8'4") Radiator, uPVC windows to rear aspect.

**MAIN BATHROOM/WC:** 1.98m x 1.98m (6'6" x 6'6") Stylishly fitted with bath having shower unit over, shower curtain and rail, vanity style wash hand basin, WC with push button flush, attractive tiling to splash prone areas, chrome heated towel rail, ceiling extractor fan, shaver socket, uPVC double glazed window with frosted glass to rear aspect.

**SECOND FLOOR LANDING:** Door to:

**MAIN BEDROOM SUITE:** 7.44m x 3.56m (24'5" x 11'8") maximum overall measurement. A bright spacious main bedroom with uPVC double glazed sash style window to front aspect and double glazed velux window to rear elevation. Built-in range of wardrobes plus eaves storage space, two radiators, TV point, telephone point.

**EN-SUITE SHOWER ROOM/WC:** 2.21m x 2.16m (7'3" x 7'1") Spacious en-suite room with shower cubicle with curved shower splash screen doors, shower unit, vanity wash hand basin, WC with push button flush, attractive tiling to splash prone areas, shaver socket, radiator, ceiling extractor fan, double glazed velux window.

**OUTSIDE:** Located in this select development only a short distance from the seafront, the property enjoys its own attractive front garden comprising of a secluded seating area with colourful shrub beds offering an array of colour. The rear garden is again a superb feature of the property enjoying an array of colour from a variety of flowers and shrubs, and comprises of a feature decorative stone area of patio sun terrace which is ideal for outside entertaining, well stocked flower and shrub beds, from the rear garden there is access to a useful side garden area. A side gate gives access through to the GARAGE.

**GARAGE:** 5.89m x 3.12m (19'4" x 10'3") With boarded loft space. There is also a block paved driveway directly in front of the garage for one car.

**TENURE:** There is a ground maintenance charge of approximately £400 per annum for maintenance of the lawned garden areas which surround the development.

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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