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18 Walls Close, Exmouth, EX8 4LY

GUIDE PRICE

£290,000

TENURE Freehold



A Two Bedroom Link-Detached Bungalow Enjoying A Quiet Yet Convenient Location Towards The Head Of A Popular Cul-De-Sac

Reception Hall • L-Shaped Lounge/Dining Room • Kitchen • Two Bedrooms
Double Glazed Conservatory • Shower Room/WC
Manageable Front & Rear Gardens
Driveway Parking • Car Port & Garage
Gas Central Via Modern Boiler • Double Glazed Windows

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THE ACCOMMODATION COMPRISES: Covered entrance canopy with outside courtesy security light; uPVC front door with inset arched double glazed window with patterned glass and matching picture window side screen opening to:

RECEPTION HALL: With access to roof space; radiator; telephone point; thermostat control for central heating; glazed panelled door leading to:

LOUNGE/DINING ROOM: 18' 0" x 10' 9" (5.49m x 3.28m) widening in the dining area to 19' 11" (6.07m). A bright 'L' shaped room with double glazed window to front aspect; stone fireplace housing electric coal effect fire standing on a stone hearth with adjoining display area; television point; radiator; coved ceiling; internal window with obscure glass to the hallway; glazed panelled door opening to:

KITCHEN: 10' 11" x 8' 9" (3.33m x 2.67m) maximum measurement into wall recess. Fitted with a range of work top surfaces with tiled surrounds; base cupboards, drawer units, space and plumbing for washing machine and appliance space beneath work tops; inset one and a half bowl single drainer sink unit with mixer tap; matching wall units at eye-level; Vaillant gas combi boiler serving domestic hot water and central heating; airing cupboard housing water cylinder with slatted shelving over; gas cooker point; timer control for hot water and central heating; double glazed window to side aspect; double glazed door giving access to outside.

From the Reception Hall further doors lead to:

BEDROOM ONE: 13' 0" x 10' 10" (3.96m x 3.3m) Double glazed window to rear aspect; radiator; coved ceiling.

BEDROOM TWO: 13' 0" maximum including doorway recess x 8' 8" (3.96m x 2.64m) Radiator; sliding double glazed patio doors opening to:

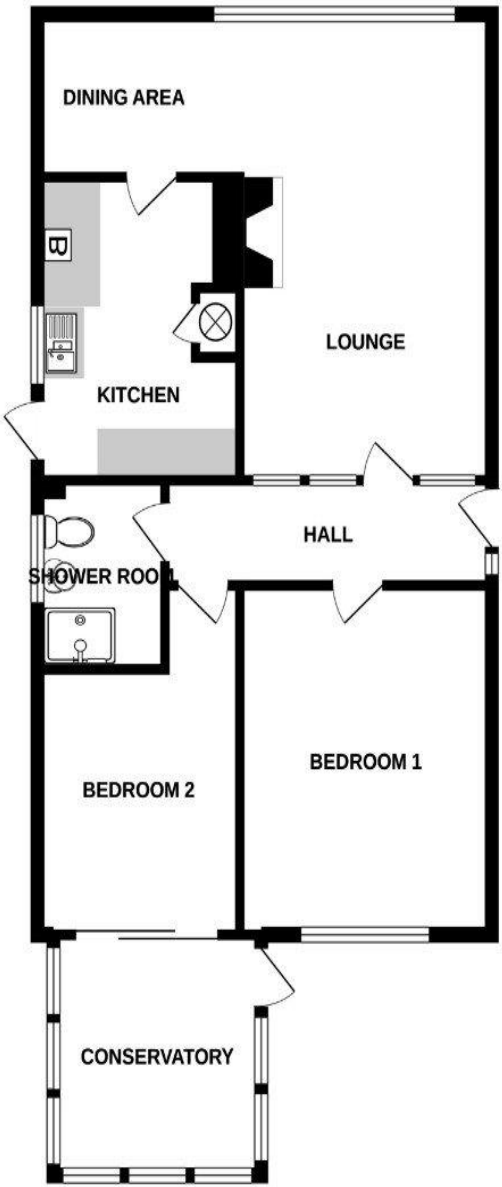
CONSERVATORY: 9' 0" x 8' 11" (2.74m x 2.72m) A fine addition to the accommodation with uPVC double glazed windows overlooking the rear garden; uPVC double glazed door giving access to the rear garden; power connected.

SHOWER ROOM/WC: Comprising of a good size ease of access shower cubicle with sliding shower splash screen doors, handrail and shower unit; pedestal wash hand basin; high level comfort WC with push button flush; wall mounted mirror fronted medicine cabinet; radiator; fully tiled walls; window with patterned glass.

OUTSIDE: Enjoying a quiet location towards the head of a popular cul-de-sac, the property enjoys a good size driveway providing off-road parking for numerous cars which in-turn leads to a CAR PORT and the **GARAGE**. The front garden comprises of a decorative stone area edged with flower beds and borders. A side gate gives access through to an enclosed rear garden which is planned with ease of maintenance in mind comprising of a patio sun terrace area; timber garden shed and decorative stone areas. A further side pathway with outside cold water tap and gate gives access back round to the front of the bungalow.

GARAGE: 17' 2" x 8' 6" (5.23m x 2.59m) With electric up and over door; power and light connected; window overlooking the rear garden; part glazed door giving access to the rear garden.

GROUND FLOOR



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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