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28 Cyprus Gardens, Exmouth, EX8  
2DP

GUIDE PRICE  
**£575,000**  
TENURE Freehold



**An Immaculately Presented And Spacious Three-Storey Residence Forming Part Of A Highly Sought-After Development Only A Short Distance From The Seafront And Town Centre**

Reception Hall \* Ground Floor Cloakroom/Wc \* Superb Refitted Kitchen/Breakfast Room With Range Of Integrated Appliances \* Ground Floor Dual Aspect Dining Room \* First Floor Dual Aspect Sitting Room \* First Floor Bedroom Two With En-Suite Shower Room/Wc \* Refitted First Floor Cloakroom/Wc \* Three Second Floor Bedrooms \* Stylish Main Bathroom Suite \* Second Floor Bathroom Suite \* Attractively Planned Low Maintenance Gardens \* Gas Central Heating Via Modern Boiler \* Upvc Double Glazed Windows \* Garage And Parking



## 28 Cyprus Gardens, Exmouth, EX8 2DP

**THE ACCOMMODATION COMPRISES:** Front door with outside courtesy light giving access to:

**RECEPTION HALL:** A fine entrance to the property with luxury vinyl wood tiled flooring, radiator, good size storage cupboard with shelving and electric consumer unit, stairs rising to first floor landing.

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

**KITCHEN/BREAKFAST ROOM:** 4.62m x 3.05m (15'2" x 10'0") A refitted stylish kitchen with range of eye-catching patterned worktops with glass splashbacks, colour co-ordinated glass splashbacks with range of cupboards, deep drawer units, integrated Bosch dishwasher, Bosch washing machine beneath worktops, one and a half Franke sink unit with integrated drainer, induction hob with patterned glass splashback and extractor hood over, Bosch oven and combination oven beneath work surface. Range of wall mounted cupboards – one of which houses a modern Vaillant gas boiler for hot water and central heating, with concealed lighting beneath and incorporating microwave oven, Upvc double glazed windows to rear and side aspects, Upvc double glazed double doors opening onto the rear garden. Integrated fridge and freezer, radiator, luxury wood-effect vinyl flooring.

**DINING ROOM:** 4.62m x 3.38m (15'2" x 11'1") A bright dual aspect room with Upvc double glazed windows to front and side aspects, two radiators.

From the reception hall turning staircase rises to first floor landing, stairs rising to second floor, airing cupboard housing water cylinder with slatted shelving over.

**SITTING ROOM:** 4.62m x 3.43m (15'2" x 11'3") Another bright dual aspect room with Upvc double glazed windows to front and side aspects, TV point, two radiators.

**BEDROOM 2:** 3.38m x 3.05m (11'1" x 10'0") Superb guest suite with Upvc double glazed window to side elevation, built-in bespoke design floor to ceiling wardrobes with dual clothes rail and shelving, radiator.

**EN-SUITE SHOWER ROOM/WC:** 2.82m x 1.12m (9'3" x 3'8") Comprising of vanity style wash hand basin, WC with push button flush, shower cubicle with folding shower splash screen door, ceiling extractor fan, shaver socket, part tiled walls, radiator.

**FIRST FLOOR CLOAKROOM/WC:** Stylishly refitted comprising of wash hand basin with tiled splashback, cabinets below and upright slimline cupboard to one side, fitted mirror with integrated light, WC with push button flush, extractor fan, Upvc double glazed window with frosted glass, luxury vinyl flooring, radiator.

**SECOND FLOOR LANDING:** With access to roof space.

**BEDROOM 1:** 3.45m x 3.43m (11'4" x 11'3") A superb main bedroom suite with Upvc double glazed windows to front and side aspects, built-in bespoke design floor to ceiling wardrobes with dual clothes rail and shelving, further built-in double wardrobe with sliding doors, clothes rail and shelf, radiator.

**EN-SUITE SHOWER ROOM/WC:** Comprising of vanity wash hand basin, WC with push button flush, shower cubicle with folding splash screen doors, part-tiled walls, shaver socket, ceiling extractor fan.

**BEDROOM 3:** 3.05m x 2.46m (10'0" x 8'1") Upvc double glazed window to side elevation, radiator.

**BEDROOM 4:** 3.23m x 2.16m (10'7" x 7'1") Radiator, Upvc double glazed window to rear aspect.

**SECOND FLOOR BATHROOM/WC:** 2.13m x 1.91m (7'0" x 6'3") Comprising of bath, vanity wash hand basin, WC with push button flush, chrome heated towel rail, ceiling extractor fan, tiling to splash prone areas, shaver socket, Upvc double glazed window with frosted glass.

**OUTSIDE:** This sought after Mews style development enjoys three brick pillared entrances with block paved driveways providing parking and giving access to garaging. This property has a single good size GARAGE and an allocated parking space. Directly to the front of the property is a small area of garden with flower beds. A block paved pathway with railings gives access to the property. The rear garden is a superb feature of the property being beautifully planned with ease of maintenance in mind and comprising of a patio sun terrace ideal for outside entertaining with an electronically operated sun canopy over, decorative stone garden area, steps and gate giving rear pedestrian access to the garage and parking area. The rear garden is fully enclosed via attractive brick walling and timber garden fencing.

**GARAGE:** 5.97m x 3.53m (19'7" x 11'7") With electric up and over door, power and light connected, storage space in the roof void. Allocated parking space to the side of the garage.

**AGENTS NOTE:** There is an annual Service Charge/Ground Rent of approximately £400 for the maintenance of the communal garden which surround the development.

**SEPARATE FLOOR PLAN:**