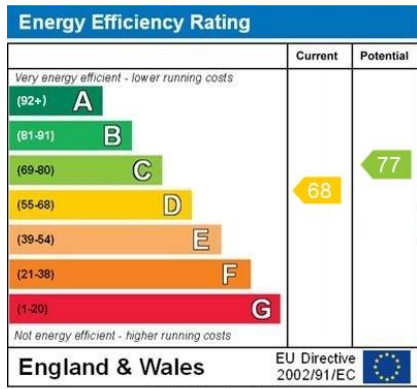




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31 Essington Close, Exmouth,
EX8 4QY

GUIDE PRICE
£350,000
TENURE Freehold



A Detached Bungalow Enjoying A Quiet Cul De Sac Location With Pleasant Open Views, Ample Parking, Attractive Gardens And Garage

Living/Dining Room * Kitchen/Breakfast Room * Lean-To Double Glazed
Utility/Garden Room * Two Double Bedrooms With Built In Wardrobes
Modern Shower Room /WC Gas Central Heating And Double Glazed
Windows * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Double glazed double doors to:

ENTRANCE PORCH: Inner double glazed door with double glazed window to one side giving access to:

RECEPTION HALL: Radiator; access to roof space; telephone point.

LIVING/DINING ROOM: 5.18m x 3.33m (17'0" x 10'11") A bright dual aspect room with double glazed windows to side and rear aspects gaining lovely views across the town and coastline in the distance; tiled fireplace and hearth; television point; radiator.

KITCHEN/BREAKFAST ROOM: 3.07m x 2.9m (10'1" x 9'6") Fitted with a range of patterned work surfaces with tiled surrounds and cupboards and drawer units beneath; one and a quarter bowl sink unit with hose style tap and electric hob set into work surfaces; built in oven with space for microwave over; space for upright fridge freezer surrounded by matching storage cupboards; wall mounted cupboards, one having electric meter and consumer unit; wall mounted Vaillant gas boiler for hot water and central heating; double glazed window to rear aspect gaining views to a pleasant open aspect; double glazed door giving access to:

SIDE LEAN-TO GARDEN/UTILITIES ROOM: 3.12m x 1.35m (10'3" x 4'5") With power and light connected; plumbing for automatic washing machine; double glazed windows and door giving access to the rear garden.

BEDROOM ONE: 3.96m x 3.35m (13'0" x 11'0") A bright dual aspect room with double glazed windows to front and side aspects; built in range of bedroom furniture including bed head rest; floor to ceiling wardrobes incorporating a dressing table area, two free standing bedside tables and a chest of drawer unit; radiator.

BEDROOM TWO: 3m x 2.79m (9'10" x 9'2") Double glazed window to front aspect; radiator; built in floor to ceiling wardrobes with matching free standing bedside table.

SHOWER ROOM/WC: 1.91m x 1.7m (6'3" x 5'7") A modern room with splashback walls; double glazed window with patterned glass; double width ease of access shower tray with fitted seat; Mira shower unit; shower curtain and rail; wash hand basin set in to display surface with cupboard and WC beneath with push button flush; chrome heated towel rail.

OUTSIDE: The property is located towards the head of a quiet cul de sac approached via a good size driveway providing parking for numerous cars leading to the GARAGE. There is an attractive lawned front garden edged with colourful shrubs and plants. A wooden ramp gives ease of access to the front door. A wooden side gate gives access to the sunny aspect rear garden which again offers an array of colour from a variety of shrubs and plants. There is a lawned area of garden, patio area and decorative stone seating area.

GARAGE: Electric up and over door; power and light connected; window.

FLOOR PLAN:

