

Guide Price £599,950
1 Cyprus Gardens, Exmouth, EX8 2DP



- Well Presented 4 Bed, 3 Storey Ex-Showhome, Built In 2011 • Walk To Seafront & Town Centre
- Gas Central Heating & Double Glazing • Ground Floor: Cloakroom, Living Room, Kitchen / Dining Room
- First Floor: Cloakroom, Sitting Room, En-Suite Guest Bedroom • Second Floor: Master En-Suite Bedroom, 2 Further Bedrooms, Bathroom • Garage & Driveway To Rear • Landscaped & Enclosed Rear Garden



Accommodation

Ground Floor

Front entrance door with outside lighting leading to:

Entrance Hall

Staircase rising to 1st floor. Radiator. Wall mounted central heating thermostat. Inset ceiling lights. Ceiling speaker. Useful cloaks storage cupboard that has electric trip switch fuse box. Smoke alarm. Doors leading to living room, kitchen/dining room, and:

Cloakroom

Modern white suite comprising low level WC and pedestal hand basin. Tiled splashbacks. Radiator.

Living Room 15'2" (4.62m) x 14'2" (4.32m) Into Bay

Dual aspect having walk - in bay window to side and window to front. 2 radiators.

Kitchen / Dining Room 15'2" (4.62m) x 10'0" (3.05m)

Dual aspect having French doors leading to the rear garden with window adjacent and further window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel 1 1/2 bowl sink with single drainer unit and mixer tap. Built in 4 ring gas hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher, washing machine, fridge and freezer. Wall mounted, concealed gas fired boiler that supplies the central heating and domestic hot water. Radiator.

First Floor

Landing

Staircase rising to 2nd floor. Inset ceiling lights. Inset ceiling speaker. Smoke alarm. Airing cupboard housing the hot water tank with slatted shelving. Doors leading to:

Cloakroom

Obscure glazed window to front. Modern fitted white suite of low level WC and pedestal wash hand basin. Tiled splashbacks. Shaver socket.

Sitting Room 15'2" (4.62m) x 13'8" (4.17m) Into Bay

Dual aspect, having walking bay window to side and window to front. Radiator.

Bedroom 2 11'0" (3.35m) x 10'0" (3.05m)

Window to front. Radiator. Door leading to:

En - Suite

Modern fitted white suite comprising shower cubicle with thermostatically controlled shower unit over, tiled to ceiling height. Low - level WC. Vanity wash hand basin. Radiator. Inset ceiling lights. Shaver socket.

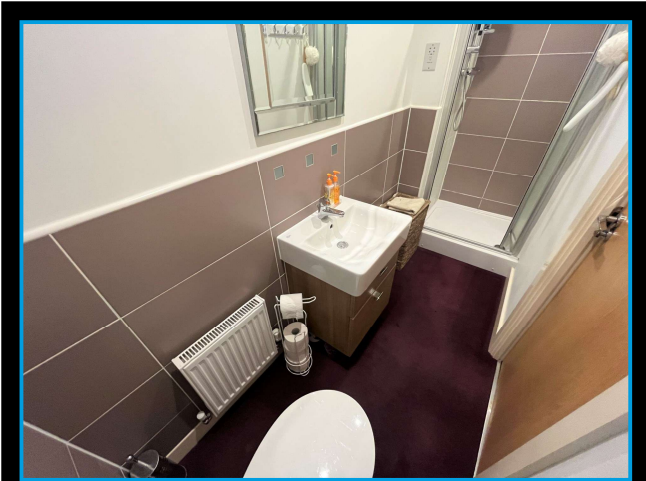
Second Floor

Landing

Access to insulated and part boarded loft space, with light, via trap door and ladder. Inset ceiling lights. Inset ceiling speaker. Smoke alarm. Doors leading to:

Bedroom 1 11'4" (3.45m) x 11'0" (3.35m)

Window to front that gains Sea views. Built - in double wardrobe with mirror front doors. Radiator. Door leading to:



En - Suite

Modern fitted white suite comprising shower cubicle with thermostatically controlled shower unit, tiled to ceiling height. Low - level WC. Vanity wash hand basin. Radiator. Shaver socket. Inset ceiling lights.

Bedroom 3 10'1" (3.07m) x 8'1" (2.46m)

Window to front. Radiator.

Bedroom 4 10'1" (3.07m) x 6'10" (2.08m)

Window to side. Radiator.

Bathroom

Obscure glazed window to front. Modern fitted white suite of panelled bath, low - level WC and vanity wash hand basin. Tiled splashbacks. Built - in TV. Shaver socket. Inset ceiling lights. Heated towel rail.



Externally

There is a small area of open plan Front Garden, to the front and side of the property, that is laid to shingle with ease of maintenance in mind. There are then communal gardens within the development that are laid mainly to lawn with shrub and herbaceous beds and borders.

Rear Garden

There is an enclosed and easy to maintain rear garden, which is laid mainly to patio, having ease of maintenance in mind and being ideal for outdoor dining and sitting during the fine weather. Planting that provides year round interest and colour. Timber fence and brick wall boundaries. Outside power points. The hot tub in situ is available via separate negotiation. Outside water tap. Front pedestrian access to side of property via garden gate. To the rear of the garden is a driveway that has off road parking and leads to:



Garage 18'6" (5.64m) x 9'6" (2.9m)

Up and over door to front. Access to mezzanine level. Power and light connected.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band E

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

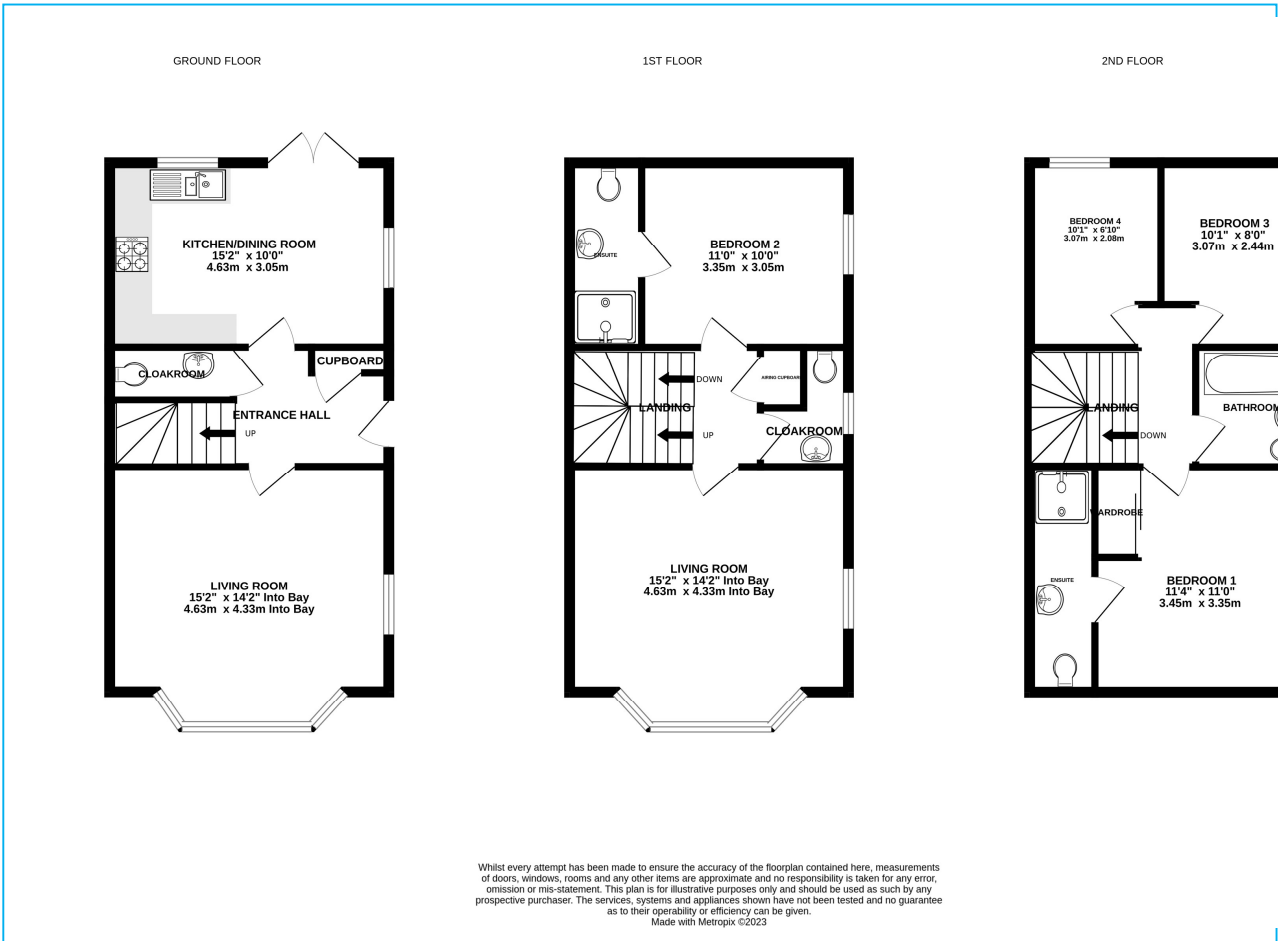
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

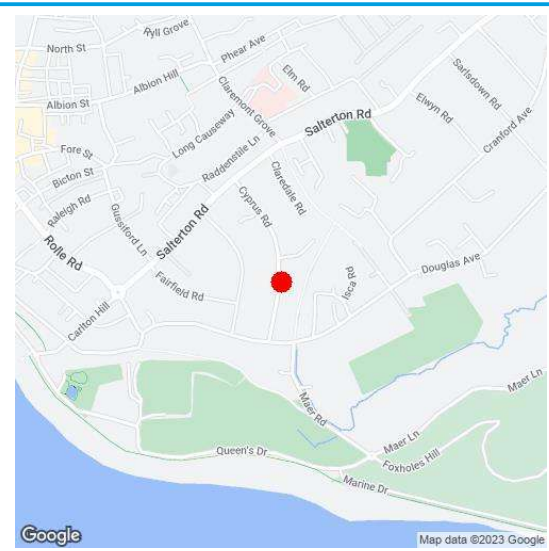
These are draft particulars and are awaiting vendors verification. Please note there is an annual charge of c. £400 to cover the communal maintenance and lighting costs.



Directions

From our prominent Town Centre office, proceed up Rolle Street and into Rolle Road. At the roundabout, turn left onto Salterton Road. Take the 4th turning on the right into Cyprus Road where the property will be found towards the end of the road, on the left hand side, clearly identified by our For Sale sign

Energy Efficiency Rating	
Current	Potential
<i>Very energy efficient - lower running costs</i>	
A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<i>Not energy efficient - higher running costs</i>	
80	88
England & Wales	
EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.