

Offers in Excess of £485,000
12 Spencer Close, Exmouth, EX8 4LP



- Immaculate, Extended 4 Bed Detached House • Cul-De-Sac That's Handy For Local Amenities
- Gas Central Heating & uPVC Double Glazing • Cloakroom, Living Room With Multi Fuel Stove
 - 26' Kitchen / Dining Room, Sun Room • Further Lounge, Study (Potential Annexe)
- 4 bedrooms, En - Suite Shower Room & Bathroom • Large Gardens, Garage & Driveway Parking



Accommodation

Ground Floor

Composite front entrance door leading to:

Entrance Porch

Wooden flooring. Glazed door leading to entrance hall and door leading to:

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and wash hand basin. Tiled splashbacks. Wooden flooring.

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Smoke alarm. Wooden flooring. Door leading to:

Living Room 13'1" (3.99m) x 11'8" (3.56m)

Window to front. Focal point of fireplace having a multi fuel cast iron fire with a tiled hearth and Oak mantle over. 2 radiators. Open to:

Kitchen / Dining Room 26'2" (7.98m) x 10'10" (3.3m)

Obscure uPVC double glazed external door leading to rear garden. Window to rear. Door leading to living room and sliding patio doors leading to sun room. Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel double bowl sink with single drainer unit and mixer tap. The gas cooker in situ is included in the sale, filter hood above. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge / freezer etc. Tiled flooring to kitchen area. Inset ceiling lights. Personal door leading to garage.

Sun Room 10'0" (3.05m) x 9'6" (2.9m)

uPVC double glazed windows to 3 sides on dwarf brick wall. uPVC double glazed French doors leading to garden.

Living Room 11'4" (3.45m) x 9'7" (2.92m)

Dual aspect having uPVC double glazed French doors to side that leads to rear garden and window to rear. Radiator. Wooden flooring. Door leading to:

Study 10'11" (3.33m) Max x 9'8" (2.95m) Max

An L shaped room. Window to front. Radiator. Wooden flooring. Door leading to large walk - in storage cupboard. Please note that this room and the living room could provide annexe potential.

First Floor

Landing

Window to side. Smoke alarm. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Access to insulated and boarded loft space via trap door with ladder. Doors leading to all bedrooms and family bathroom.

Bedroom 1

Window to side. Radiator. Door leading to en - suite and door leading to walk - in wardrobe that has a uPVC double glazed window to front and inset ceiling lights.





En - Suite

Obscure uPVC double glazed window to front. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan. Inset ceiling lights.

Bedroom 2 11'6" (3.51m) x 10'2" (3.1m)

Window to rear. Radiator.

Bedroom 3 10'8" (3.25m) x 9'7" (2.92m)

Window to front. Radiator

Bedroom 4 9'11" (3.02m) x 6'11" (2.11m)

Window to front. Useful bulkhead storage cupboard. Radiator.

Bathroom

uPVC double glazed window to rear. White suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail.



Externally

To the front of the property is a brick paved driveway that provides off road parking for several motor vehicles. Outside gas meter box.

Garage 18'6" (5.64m) x 8'0" (2.44m)

Up and over door to front. Personal door to rear leading to kitchen / dining room. Wall mounted electric meter and electric trip switch fuse box. Power and light connected.

Rear Garden

A feature of this property is the enclosed and level, corner plot rear garden. There is a composite decking area immediately adjacent to the property, being ideal for outdoor dining and sitting during the weather, with the remainder being laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Outside lighting. Outside water tap. Greenhouse. Outside Power Points. To the rear of the garden are 2 timber garden sheds and log store. Timber garden gate giving front pedestrian access.



Tenure

The property is FREEHOLD

Services

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

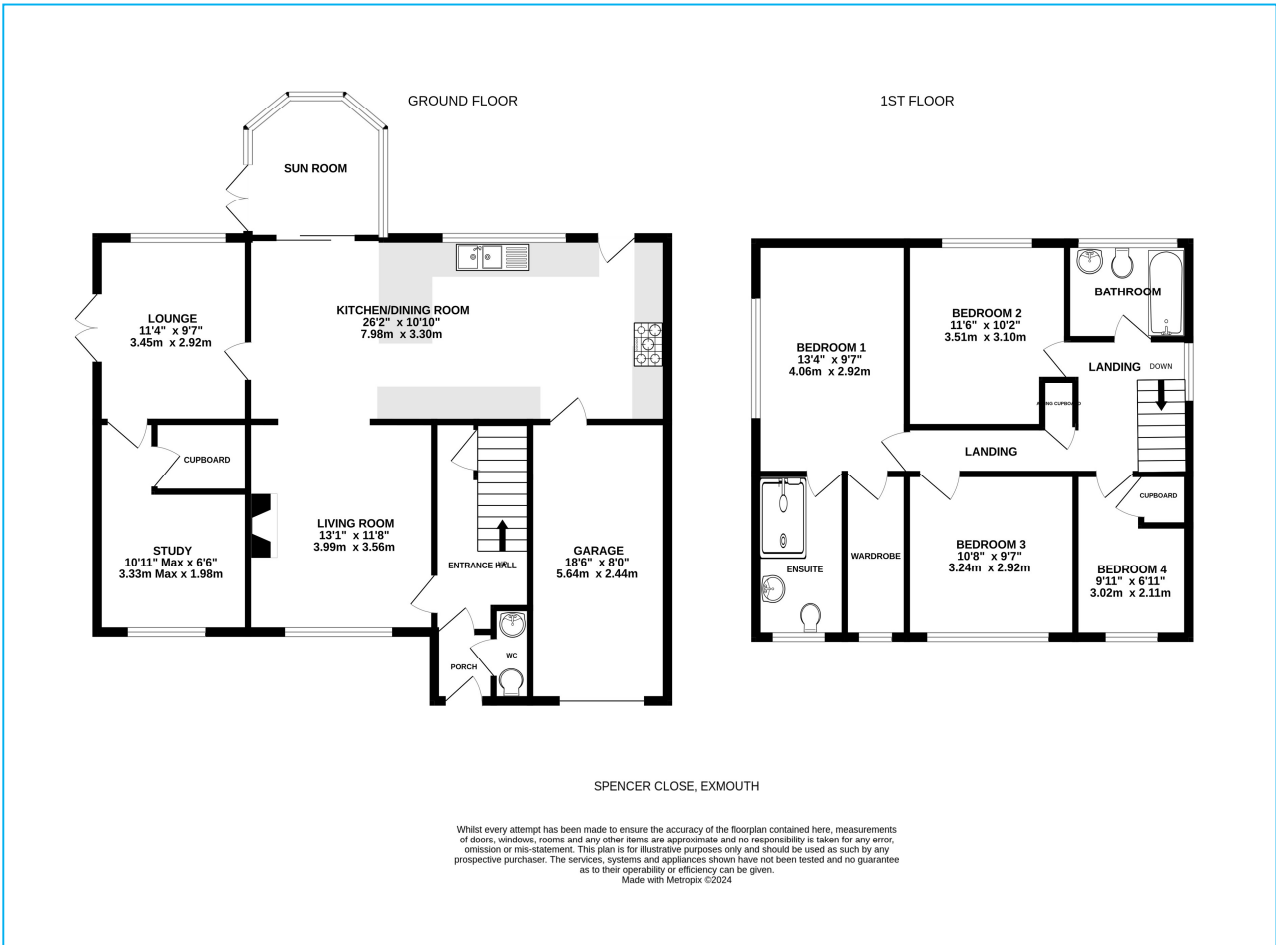
Mortgage Assistance

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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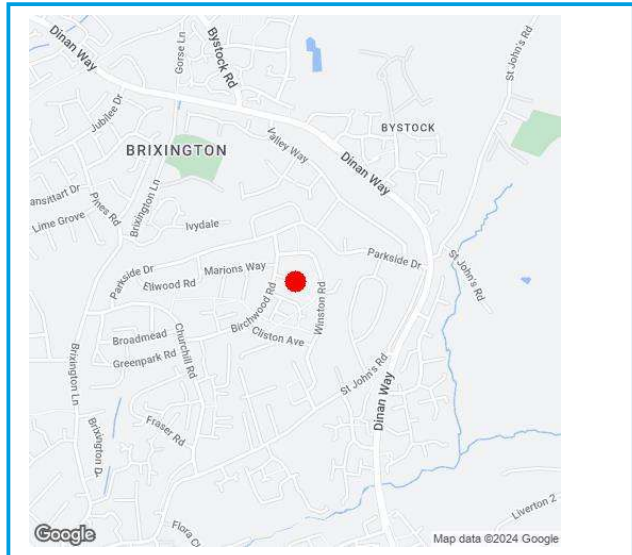




Directions

From our Prominent Town Centre office, proceed out of town along Salterton Road. After approximately 1 mile, and after passing Tesco and Lidl on the left, at the next set of traffic lights, turn left onto Dinan Way. Take the 4th left into Parkside Drive and then take the 2nd left into Birchwood Road. Take the 2nd left again into Spencer Close where the property will be found at the end of the Cul-De-sac, on the right hand side.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		74	83
EU Directive 2002/91/EC			



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

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.