

**Offers In Excess Of £475,000**  
**15 Evergreen Close, Exmouth, EX8 4RR**



- Detached House With Large Rear Garden • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living / Dining Room • Kitchen / Breakfast Room & 2 Utilities • 4 Double Bedrooms & Bathroom • Driveway For 2 Vehicles To front • Southerly Facing Rear Garden, Including Woodland, Hot Tub & Outdoor Kitchen • NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door, beneath storm canopy with courtesy lighting leading to:

#### Entrance Hall

Staircase rising to the first floor. Radiator. Useful under stairs cupboard. Smoke alarm. Wall mounted central heating thermostat. Solid oak flooring. Coved ceiling. Doors leading to the kitchen/breakfast room, living/dining room, utility and:

#### Cloakroom

Obscure glazed window to side. Modern fitted white suite comprising low level WC and wall mounted wash hand basin. Tiled flooring. Tiled splash backs to dado height. Coved ceiling.

#### Living / Dining Room 23'11" (7.29m) x 11'3" (3.43m)

Sliding patio doors leading to the rear garden, window to rear. Focal point of living flame coal effect gas fire with marble back and hearth and wooden fireplace surround. 2 Radiators. Coved ceiling. Solid Oak flooring. Glazed door leading to:

#### Kitchen / Breakfast Room 15'8" (4.78m) x 9'4" (2.84m)

Dual aspect room with bow window to front with deep sill and window to side. Range of modern fitted wall and floor mounted cupboard and drawer storage units with wood effect work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Space for a free standing fridge/freezer. Space and plumbing for a washing machine and dishwasher. Gas cooker point. Tiled flooring. High level electric fuse box. Ample space for a breakfast table and chairs. Radiator. uPVC obscure glazed door leading to the side access pathway.

#### Kitchen / Utility Room 12'2" (3.71m) x 7'9" (2.36m)

uPVC double glazed external door to front with uPVC double glazed window adjacent. Good range of cupboard and drawer storage units with Granite work surfaces and splashback's. Stainless steel single sink with mixer tap. Built - in eye level oven. Space under works surface for appliance. Door leading to:

#### Utility 7'9" (2.36m) x 4'8" (1.42m)

Wall mounted cupboard storage units, roll edged work surface and splash backs. Single sink with mixer tap. Space and plumbing for washing machine. Further space for appliances including American style fridge / freezer. Wall mounted electric trip switch fuse box. Extractor fan.

### First Floor

#### Landing

Access to insulated and boarded loft space, via trapdoor with ladder, that also has the gas fired combi boiler that supplies the central heating and domestic hot water. Smoke alarm. Linen storage cupboard with slatted shelving. Smoke alarm. Doors to all rooms.

#### Bedroom 1 14'10" (4.52m) x 12'7" (3.84m)

Window to rear overlooking the gardens and woodland. Radiator. Built in double wardrobe with hanging rail and shelving.

#### Bedroom 2 14'1" (4.29m) x 10'8" (3.25m)

Window to front. Radiator. Built in double wardrobe with hanging rail and shelving.

#### Bedroom 3 9'8" (2.95m) x 9'7" (2.92m) Plus Recess

Window to front. Radiator



#### **Bedroom 4 9'0" (2.74m) x 8'7" (2.62m)**

Window to rear. Radiator.

#### **Bathroom**

Obscure glazed window to side. Modern fitted suite comprising panelled bath with 'Mira' power shower above the bath. Concealed cistern WC. Vanity wash hand basin. Radiator. Fully tiled walls. Heated towel rail. Inset ceiling lights.

#### **Externally**

To the front of the property is an open plan front garden area which is predominately laid to lawn with a shrub bed border. A driveway to the front of the property provides off road parking for 2 motor vehicles side by side.

#### **Rear Garden & Woodland**

A feature of this property is the large and enclosed, easy to maintain gardens to the rear that face in a Southerly direction. Immediately adjacent the property is a large composite decking area, with Hot Tub, being an ideal spot for outdoor dining and sitting during the fine weather. There is also a covered outdoor kitchen which includes pizza oven barbecue and sink unit. The remainder of this section of garden is finished off with artificial grass. Steps then lead up to a further area of garden and then slopes up again to the rear where the woodland area is. Boundaries of timber panelled fencing. Useful covered storage areas to either side of the property. Outside power points. Outside water tap. Front pedestrian access via timber garden gate.

#### **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

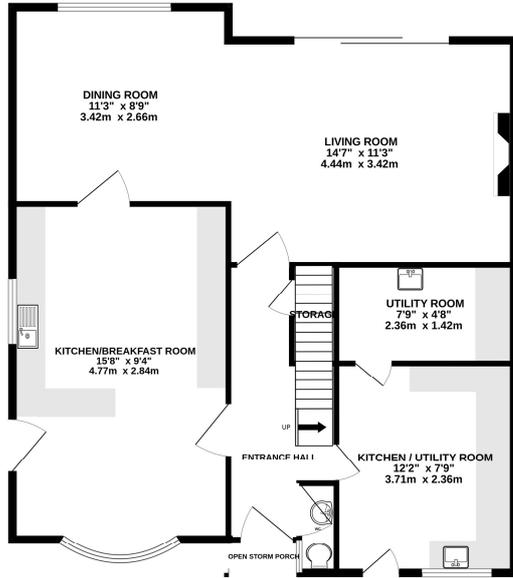
Your home may be repossessed if you do not keep up repayments on your mortgage

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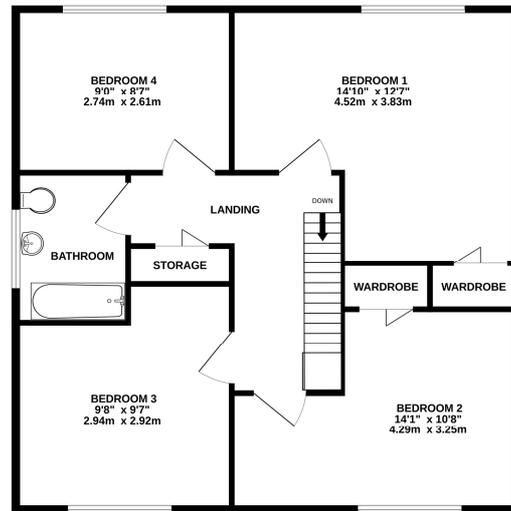
#### **Agents Note**

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



1ST FLOOR



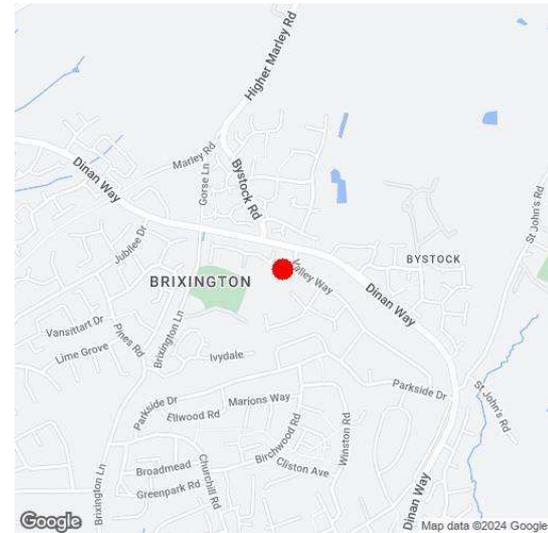
15 EVERGREEN CLOSE

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 misstatement. This plan is for illustrative purposes only and should not be used as a guideline only 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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**Directions**

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left then right at the mini roundabouts, passing the Train Station into Marine Way. Continue through 2 sets of traffic lights, turning right into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and turn right into Marley Road into Jubilee Drive. Turn right into Dinan Way, next right into Valley Way and right again into Evergreen Close where the property will be found on the left hand side.

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



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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.