

**Guide Price £575,000**

**10 Oxford Close, Exmouth, EX8 5QP**



- Well Presented Modern 4 Bedroom Detached House • Lounge, Separate Dining Room & Study
- Modern Fitted Kitchen With Integrated Appliances • Ensuite Shower Room/WC, Bathroom/WC & Downstairs Cloakroom/WC • Gas Central Heating And Double Glazing • Stunning Rear Garden With Bespoke Bar And Entertainment Area • Garage & Driveway • Sought After Cul De Sac





## Accommodation

### Ground Floor

Double glazed entrance door with side panel window and outside courtesy light to:

#### Entrance Hall

Stairs to first floor. Cupboard under stairs. Radiator. Doors to:

#### Cloakroom/WC

Obscure double glazed window to the front. Close coupled WC. Wash hand basin. Tiled splash back.

#### Study 10'6" (3.2m) Max x 7'5" (2.26m)

Double glazed window to the front. Telephone point. Built-in cupboard under stairs.

#### Lounge 15'11" (4.85m) x 12'10" (3.91m)

Double glazed window to the rear. Sliding double glazed patio doors leading to the rear garden. Electric log effect fire in wood surround and tiled hearth. Radiator. TV aerial point. Twin glazed doors to:

#### Dining Room 10'4" (3.15m) x 8'3" (2.51m)

Double glazed window to the rear. Radiator.

#### Kitchen 15'11" (4.85m) x 8'2" (2.49m)

Double glazed window to the front. Re-fitted with a comprehensive range of base cupboard and drawer units with matching eye-level units over. Inset one and a half bowl sink unit. Integrated twin electric ovens with inset 5 ring gas hob and cooke hood over. Integrated. Dishwasher, washing machine, dishwasher and fridge/freezer. Unit housing Ideal gas fired boiler supplying domestic hot water and central heating.

### First Floor

#### Landing

Double glazed window to the rear. Radiator. Built-in airing cupboard. Hatch to loft space. Doors to:

#### Bedroom 1 10'9" (3.28m) To Wardrobe x 9'11" (3.02m)

Double glazed window to the rear. Built-in wardrobe. Radiator. TV aerial point. Telephone point. Door to:

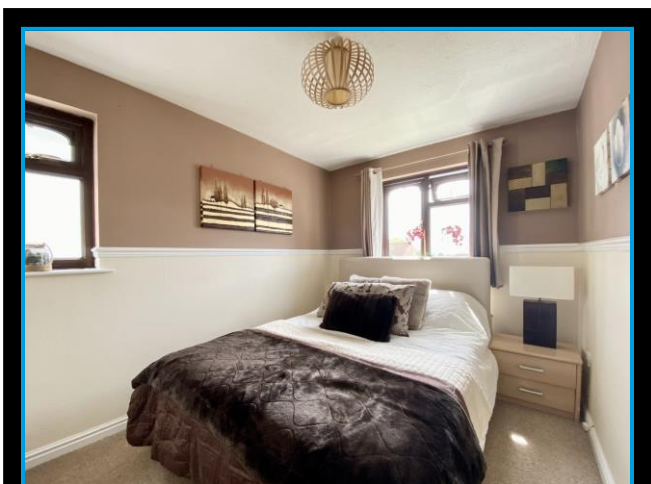
#### Ensuite Shower Room/WC

Double glazed window to the side. Work surface with inset wash hand basin. Cupboards below. Shaver point. Wall mounted mirror with cupboard over. Shower area with shower tray (no shower currently fitted). Close-coupled WC.

#### Bedroom 2 9'11" (3.02m) x 9'11" (3.02m)

Double glazed window to the rear. Built-in wardrobe. Radiator





### **Bedroom 3 11'3" (3.43m) Plus Recess x 8'3" (2.51m)**

Double glazed windows to the front and side. Radiator.

### **Bedroom 4 8'11" (2.72m) x 7'1" (2.16m)**

Double glazed window to the front. Radiator.

### **Bathroom/WC**

Obscure double glazed window to the front. Panelled bath with Mira shower over. Pedestal wash hand basin. Close-coupled WC. Heated towel rail. Tiled walls. Wall mounted mirror.

### **Externally**

To the front of the property is an area of lawned garden with gated access to both sides of the property leading into the rear garden. A block paved driveway provides off road parking and in turn leads to the:

### **Garage 18'0" (5.49m) x 8'6" (2.59m)**

Up and over door. Power and light.

### **Rear Garden**

A particularly stunning feature of the property providing a private outdoor living/entertainment space combined with most attractive, well stocked, mature flower and shrub borders. The main area features a paved patio with a pergola over covered with climbing shrubs and a further raised timber deck providing a sitting area overlooking the main area of garden. Worthy of particular note is the bespoke outdoor bar area. Steps lead through the garden to a further hidden area of private garden with an arbour seat. Outside power point.

### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. 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

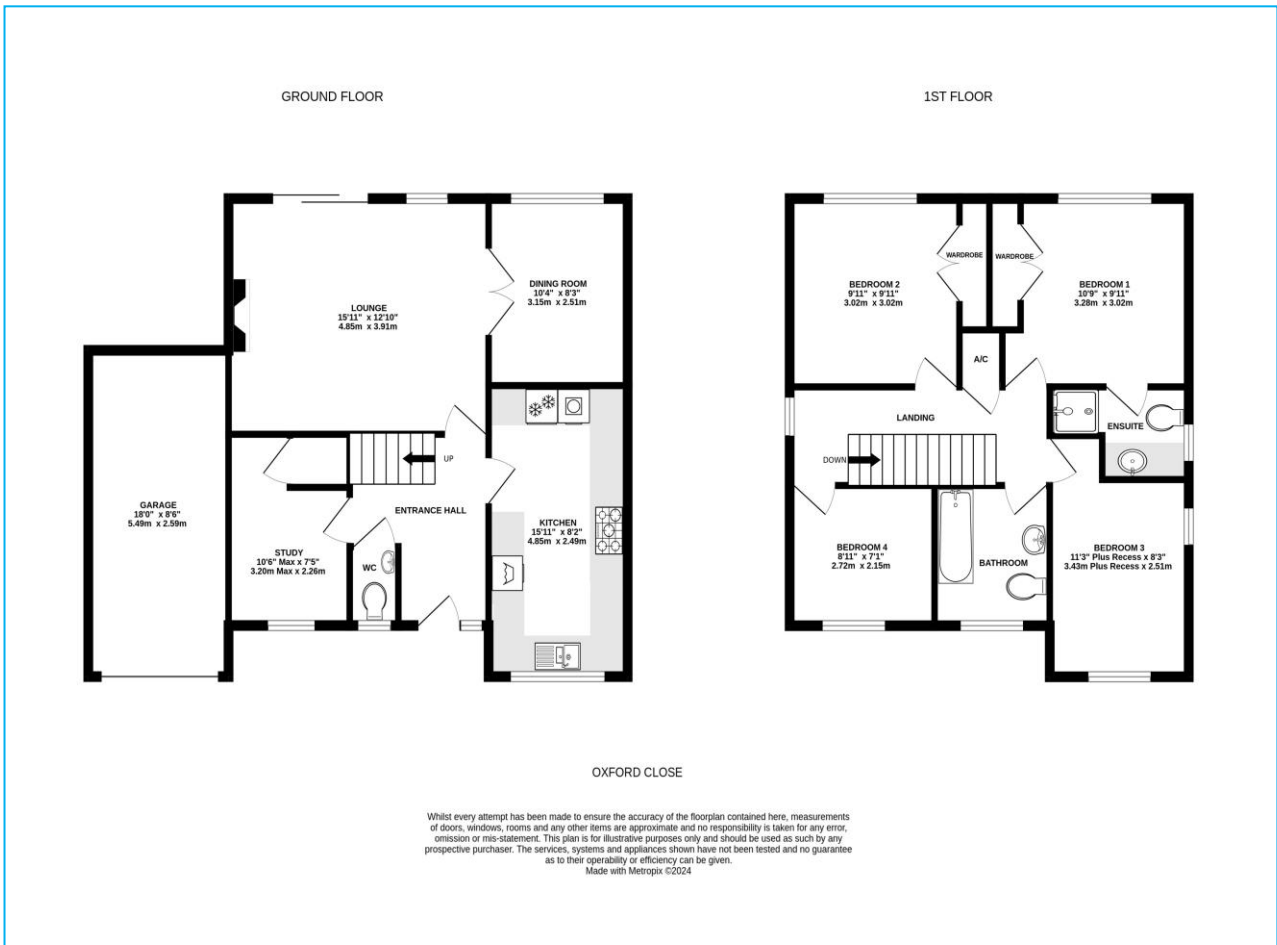
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### **Agents Notes**

Please note these are draft particulars and are awaiting vendors verification.







**Directions**

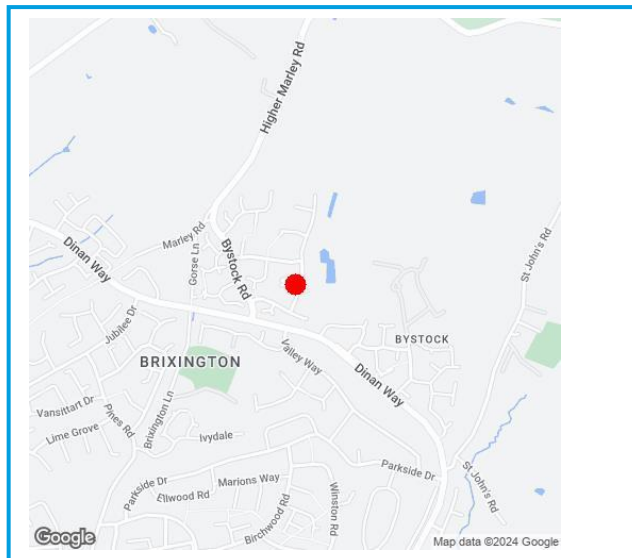
From our prominent Town Centre office, proceed onto Marine Way and into Exeter Road passing through 2 sets of traffic lights before turning right into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Take the 2nd turning left into Bystock Road and 1st turning right into Gloucester Road. Turn left into Canterbury Way and then left into Oxford Close, where the property will be found on the right clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
70	83

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales E.U. 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](http://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.