

Guide Price £510,000
9 Combourg Close, Exmouth, EX8 5RG



- 4 Bedroom, 3 Bathroom Detached Property In A Quiet Cul-De-Sac • Gas Central Heating & uPVC Double Glazing • Ground Floor Bedroom & A Separate Shower Room • Living Room With Access To A Balcony • Dining Room & Kitchen • 3 First Floor Bedrooms, Master En-Suite & Separate Bathroom • Off Road Parking & Double Garage • Enclose Garden To The Rear. Viewing Advised



uPVC double glazed front entrance door, with window to the side, beneath a pillared entrance porch, with outside lighting, leading to:

Ground Floor

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Telephone point. Smoke alarm. Coved ceiling. Doors leading to the double garage, shower room and:

Bedroom 2 14'6" (4.42m) x 8'8" (2.64m)

Window to front. Built in wardrobe to one wall with mirrored sliding doors. Radiator.

Shower Room

White suite comprising of corner shower cubicle with thermostatically controlled shower, sliding splash screen door and tiled splash backs to ceiling height. Low level WC. Pedestal wash hand basin. Shaver light and socket. Tiled flooring. Extractor fan.

First Floor

Landing

Window to front. Access to an insulated and part boarded loft space, via trapdoor and ladder. Airing cupboard that has slatted shelving and that houses the hot water tank. Wall mounted central heating thermostat. Smoke alarm. Coved ceiling. Doors leading to:

Living Room 18'10" (5.74m) x 11'11" (3.63m)

2 uPVC double glazed French doors to front leading overlooking the woodland opposite and leading to a useful balcony. Focal point of a fitted coal effect, gas fire, with a marble back and hearth and wooden mantle. 2 Radiators. Coved ceiling.

Balcony

Wrought iron balustrades to front and sides. Outside lighting. Overlooking the woodland opposite.

Dining Room 12'1" (3.68m) x 8'8" (2.64m)

uPVC double glazed French doors, with windows to either side, leading out to the rear garden. Radiator. Tiled flooring. Coved ceiling.

Kitchen 9'9" (2.97m) x 9'2" (2.79m)

Window to side. Range of matching floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. One and a half bowl sink and with a single drainer unit to the side and a mixer tap above. Built in 4 ring gas hob with an electric oven below and filter hood above. Space and plumbing for dishwasher. Further space for appliances under the work surfaces. Tiled flooring.

Bedroom 1 12'8" (3.86m) Plus Recess x 11'5" (3.48m)

Window to rear. Fitted double wardrobe with mirror fronted doors. Radiator. Door leading to:

En-Suite Shower Room

Obscure glazed window to side. White suite comprising of a single shower cubicle with thermostatically controlled shower, sliding splash screen doors and tiled splash backs to ceiling height. Low level WC. Pedestal wash hand basin. Shaver light and socket. Tiled flooring. Extractor fan.

Bedroom 3 11'11" (3.63m) x 7'10" (2.39m)

Window to front. Radiator. This room is currently used as a study and the desks and storage can be left or removed as required.



Bedroom 4 9'1" (2.77m) x 7'10" (2.39m)

Window to rear. Radiator.

Bathroom

White suite comprising of a panelled bath. Low level WC. Pedestal wash hand basin. Extensively tiled splash backs. Tiled flooring. Radiator. Shaver light and socket. Extractor fan.

Externally

Front Of Property

The property is located opposite a protected woodland, Open plan front garden area that has been planned with ease of maintenance in mind, being laid to shingle with attractive Palms. A double width driveway provides off road parking and leads to:

Double Garage 19'6" (5.94m) x 18'8" (5.69m)

Up and over doors to front. uPVC double glazed external door to side providing access to external steps leading up to the rear garden. Wall mounted electric trip switch fuse box. Wall mounted gas fired boiler that supplies the central heating and domestic hot water. Fitted cupboard storage units with roll edged work surfaces above and an inset stainless steel single sink and drainer unit with mixer tap above. Space and plumbing for washing machine. Further space for appliances.

Rear Garden

To the rear of the property is a terraced rear garden. Laid immediately adjacent to the rear of the property is a paved patio area with steps that lead up to an area of lawn with a decked patio area. Two further areas of garden that incorporates a pond, shingled area and various shrub beds that are well stocked with a range of plants, shrubs and palms. Timber fenced boundaries. Outside lighting and meter boxes. Front pedestrian access to side of property via external steps and a timber garden gate.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

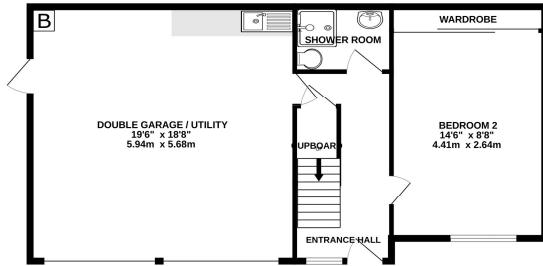
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

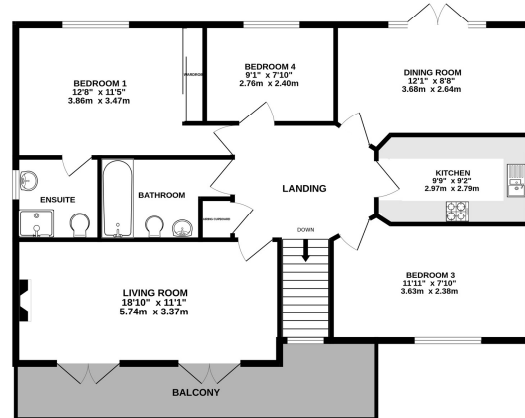
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GROUND FLOOR



1ST FLOOR



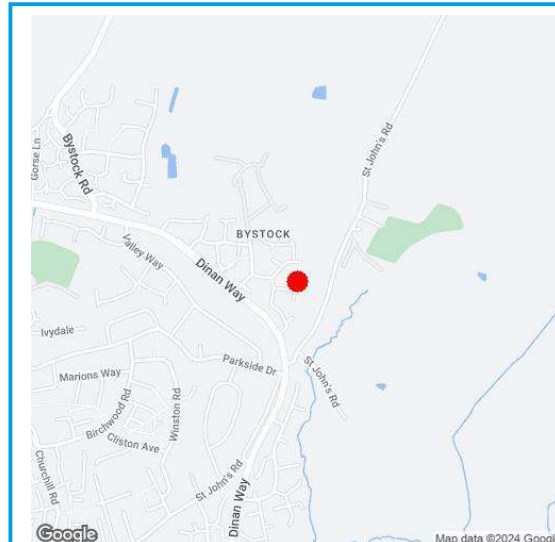
9 COMBOURG CLOSE

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 mis-statement. This plan is for illustrative purposes only and should be used as such 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 into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Proceed along Dinan Way and take a left hand turning into Old Bystock Drive. Take the first right into St Sevan Way and then the next right again into Port Mer Close. Turn immediately left into Comboung Close, where the property will be found on the right hand side clearly identified by our for sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79



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.