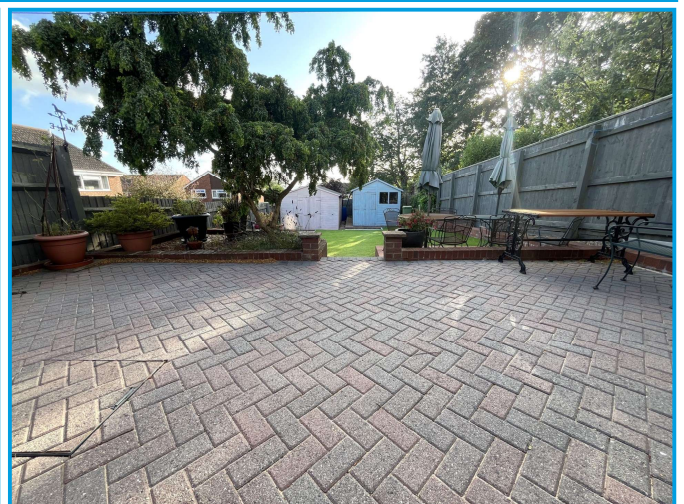
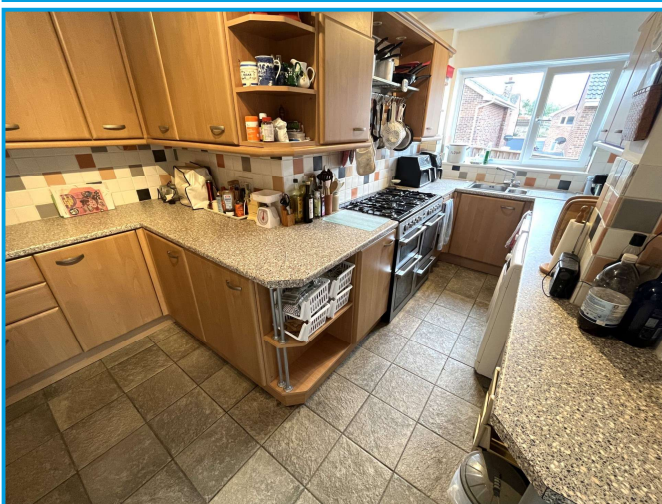
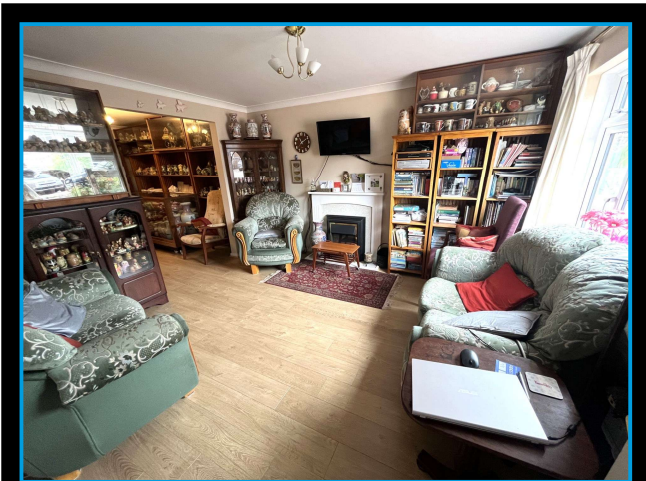


**Offers in Excess of £370,000**  
**27 Garratt Close, Exmouth, EX8 5PJ**



- Extended 5 Bedroom Semi Detached House • Cul-De-Sac Handy For Shops, Doctors & Primary School
- Gas Central Heating & Double Glazing • Living Room, Dining Room, Breakfast Room & Kitchen
- Ground Floor Bedroom & Wet Room • 4 First Floor Bedrooms, Bathroom & Shower Room
- Southerly Facing Rear Garden • Driveway Parking, 2 Large Garden Sheds



## Accommodation

### Ground Floor

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

#### Hall

Staircase rising to first floor. Wooden flooring. Smoke alarm. Door leading to bedroom 5 and double doors leading to:

#### Living Room 13'2" (4.01m) x 12'4" (3.76m)

Window to front. Useful under stairs storage cupboard. Focal point of electric coal effect fire within a fireplace surround. Radiator. Wooden flooring. Open to:

#### Breakfast Room 10'11" (3.33m) x 7'9" (2.36m)

Radiator. Wooden flooring. Open to:

#### Kitchen 15'6" (4.72m) Max x 10'11" (3.33m) Max

Window to side. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The Range style gas cooker in situ is included in the sale. Space and plumbing for dishwasher and washing machine. Further space for American style fridge / freezer etc. Tiled flooring. Door leading to:

#### Dining Room 13'8" (4.17m) x 8'9" (2.67m)

uPVC double glazed external door leading to rear garden with window adjacent. Radiator. Tiled flooring. Concealed, wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water. Access to loft space. Smoke alarm. Door leading to:

#### Wet Room

Obscure uPVC double glazed window to rear. Thermostatically controlled shower, white suite of low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail.

#### Bedroom 5 15'10" (4.83m) x 7'3" (2.21m)

Window to front. Wooden flooring. Radiator.

### First Floor

#### Landing

Radiator. Smoke alarm. Doors leading to:

#### Bedroom 1 12'10" (3.91m) To Wardrobe x 8'10" (2.69m)

Window to front. Built - in double wardrobe.

#### Bedroom 2 9'1" (2.77m) x 8'11" (2.72m)

Window to rear gaining Sea, South Devon coastline and Haldon Hill views. Useful shelved storage cupboard. Radiator.

#### Bedroom 3 13'1" (3.99m) Plus Recess x 7'6" (2.29m)

Window to front. Radiator.





#### **Bedroom 4 9'6" (2.9m) Into Recess x 6'5" (1.96m)**

Window to front. Useful bulkhead storage cupboard. Radiator.

#### **Bathroom**

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled shower unit over, including rainfall water head, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail.

#### **Cloakroom**

Obscure uPVC double glazed window to side. White suite of low level WC and wall mounted wash hand basin. Tiled splashback's to dado height. Extractor fan.

#### **Shower Room**

uPVC double glazed window to rear. White suite of shower cubicle with electric shower unit and tiling to ceiling height. Extractor fan. Radiator.

#### **Externally**

The Front Garden has easy maintenance in mind, being laid to decorative shingle with a brick paved and concrete driveway that provides off road parking. Outside meter boxes.

#### **Southerly Facing Rear Garden**

Again, having ease of maintenance in mind, there is a large brick paved patio area immediately adjacent the property, with a further paved patio area, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to artificial grass with various raised shrub beds. Outside Power Point. Outside water tap. Outside lighting. Timber panelled fenced boundaries. Rear pedestrian access to side of property via timber garden gate. To the rear of the garden are 2 large timber garden sheds, the blue one having power and Internet connection. To the rear and attached to the property is a further useful storage area which has power and vent for tumble dryer.

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band C. There are 6 owned Solar panels fitted to the roof.

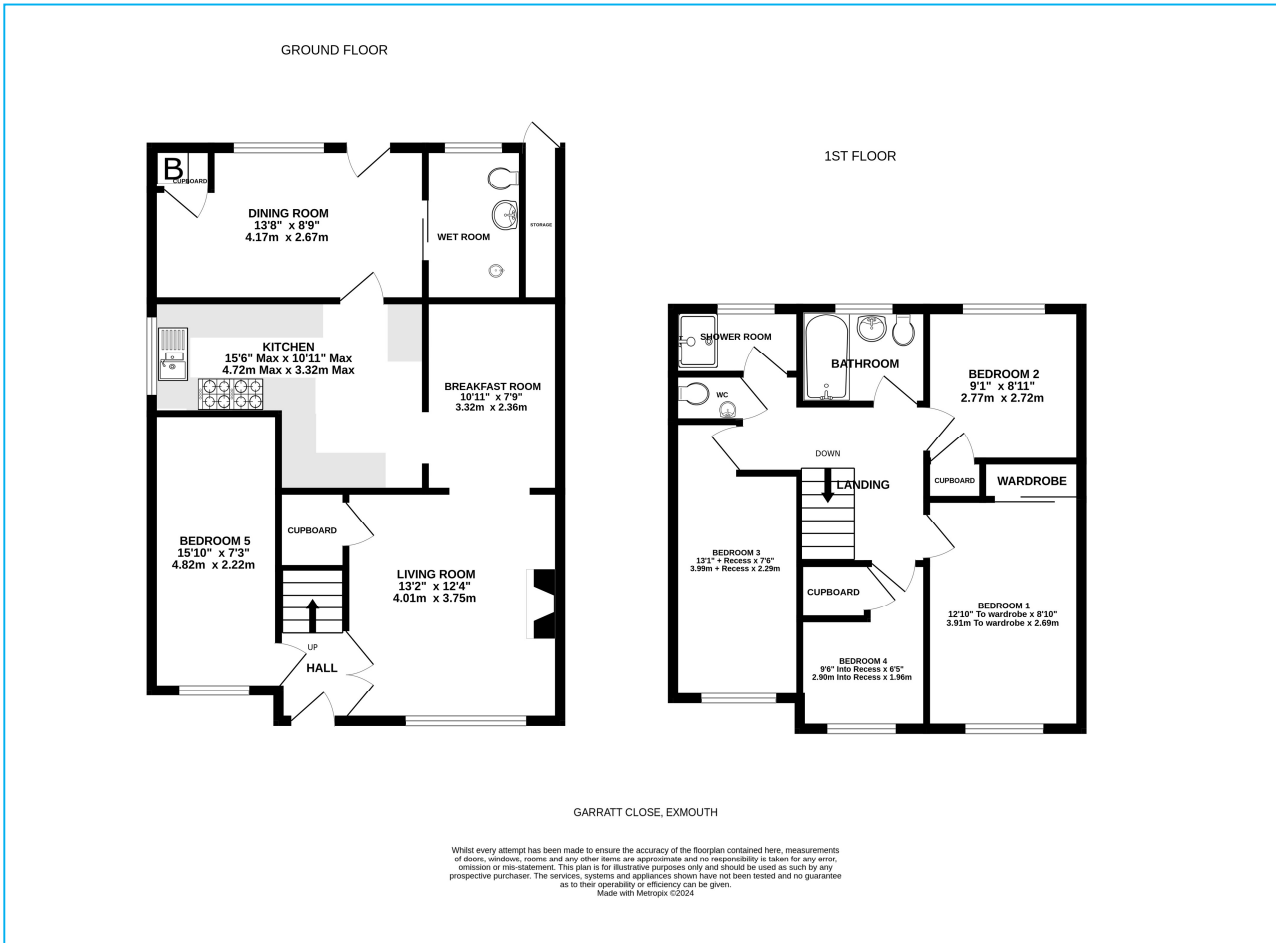
#### **Mortgage Assistance**

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

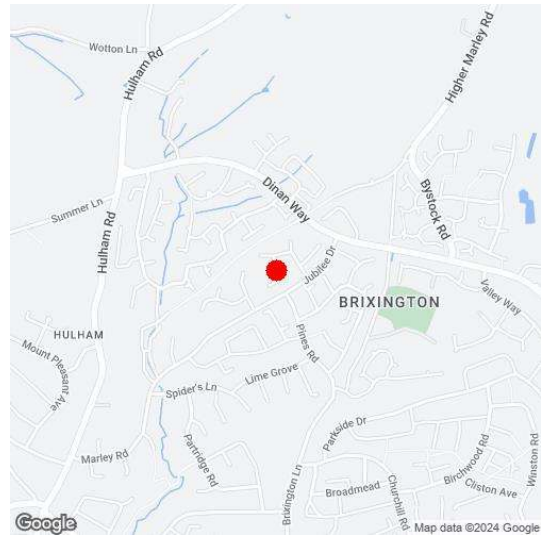




**Directions**

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 take the next turning right into Marley Road and on into Jubilee Drive. Take the 3rd turning on the left into Barrowdale Close and then the next left into Comilla Close. Take a left again into Garratt 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	
82 Plus <b>A</b>	
81-81 <b>B</b>	
69-80 <b>C</b>	
55-68 <b>D</b>	
39-54 <b>E</b>	
21-38 <b>F</b>	
1-20 <b>G</b>	
Not energy efficient - higher running costs	
77	82
England & Wales	
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](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.