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Guide Price £365,000
5 Buckingham Close, Exmouth, EX8 2JB



• Modern, 3 Bedroom Semi Detached Family House • Popular "Plumb Park" Development With Remaining NHBC Warranty • Gas Centrally Heated & uPVC Double Glazed • Cloakroom Living / Dining Room • Modern Kitchen / Breakfast Room • Master Bedroom With En-Suite Shower Room • Family Bathroom • Enclosed Rear Garden, Driveway Parking For 2 Vehicles. NO ONWARD CHAIN



Open Storm Porch

Steps lead down to an open covered storm porch with courtesy lighting. Composite front entrance door with obscure glazed inset window leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. Smoke alarm. Wall mounted thermostat. Storage cupboard that houses the electric meter and trip switch fuse box. Doors leading to the kitchen / breakfast room, living / dining room and:

Cloakroom

Modern fitted white suite comprising of a low level WC. Pedestal wash hand basin. Extensively tiled walls to dado height. Radiator. Extractor fan.

Living / Dining Room 15'6" (4.72m) x 12'4" (3.76m)

A lovely room that has double opening French doors to the rear that lead out to the landscaped rear garden, with full height windows to both sides. 2 x Radiators. Access to a useful under stairs storage cupboard.



Kitchen / Breakfast Room 14'11" (4.55m) x 8'7" (2.62m)

Window to front. Excellent range of modern fitted floor standing and wall mounted cupboard and drawer storage units with attractive wood affect Work services and complementary tiled splash backs above. Built in four ring gas hob with an electric oven below and filter hood above. Space for a free standing fridge / freezer. Space and plumbing for a washing machine. Radiator. Ample space for table and chairs. Concealed wall mounted gas fired combination boiler.

First Floor

Landing

Access to insulated loft space. Radiator. Smoke alarm. Doors leading to bedrooms two and three, bathroom and a door leading to:



Bedroom 1 13'0" (3.96m) Plus Recess x 9'8" (2.95m) Plus Recess

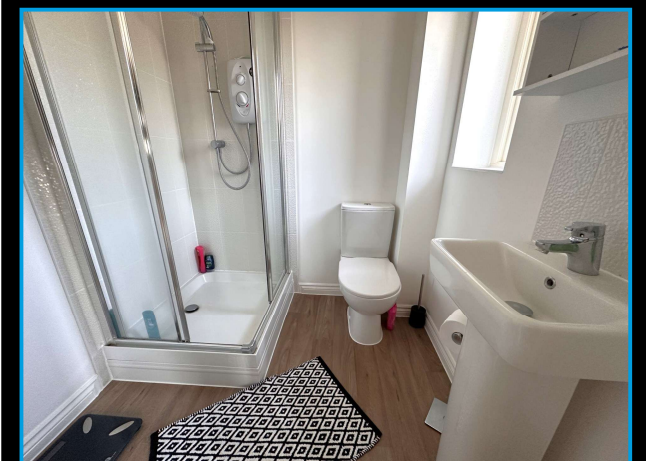
Window to front. Radiator. Large recessed area suitable for a large wardrobe. Door leading to:

En-Suite Shower Room

Obscure glazed window to front. Modern fitted white suite comprising of a walk in single shower cubicle that has sliding splash screen doors, tiled splash backs to ceiling height and an electric shower above with both a rainfall shower head and separate shower attachment. Low level WC. Pedestal wash hand basin. Wall mounted medicine cabinet with mirrored doors. Radiator. Extractor fan.

Bedroom 2 10'10" (3.3m) x 8'8" (2.64m)

Window to rear. Radiator.





Bedroom 3 12'3" (3.73m) x 6'9" (2.06m)

Window to rear. Radiator.

Bathroom

Fitted white suite that has a panelled bath which has splash backs to splash prone areas above. Pedestal wash hand basin. Low level WC. Wall mounted medicine cabinet with mirrored doors. Radiator. Extractor fan.

Externally

Front Of Property

To the front of the property is an area of garden that is predominantly laid to shingle with various shrubs and plants. Further well stocked shrub bed to the side. Paved pathway leads around the side of the property to a timber garden gate. Paved steps lead down to the front entrance door.

Driveway

The property has the benefit of a level driveway which is located very close to the property and allows for off road parking for two motor vehicles.

Rear Garden

To the rear of the property is a fully enclosed and landscaped garden that has been planned with ease of maintenance in mind. There is a paved patio laid adjacent to the rear of the property and leads to a level area of artificial grass. A step then leads up to an area of shingle that has an attractive pergola and sitting area beneath and raised deck patio area that has a retractable canopy. This area provides the ideal space for outdoor dining and sitting fine weather. Outside power point. Timber fenced boundaries. Front pedestrian access via a timber garden gate to the side. Outside water tap and lighting. Useful storage shed.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

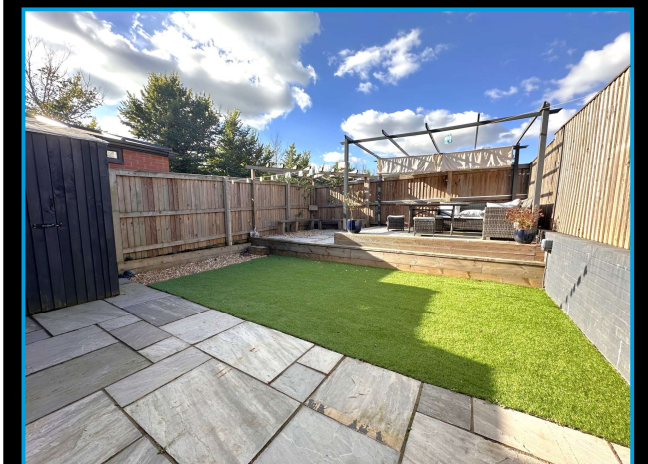
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

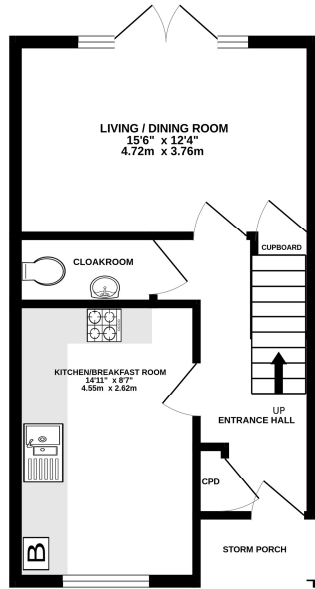
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Agents Notes

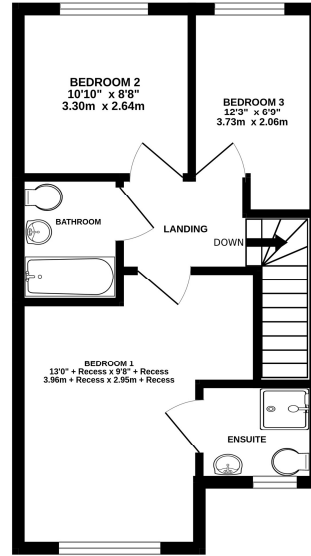
Please note, these are draft particulars and they awaiting vendors verification.



GROUND FLOOR



1ST FLOOR



5 BUCKINGHAM 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 up Rolle Street and straight ahead at the roundabout into Douglas Avenue. Continue along this road, passing the Devon Court Hotel and after approx 1 mile, turn right into Buckingham Close and into "Plumb Park". The property will be found immediately on the left hand side, clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
 82-91 A 69-81 B 55-68 C 39-54 D 21-38 E 1-10 F 1-10 G	96
84	
England & Wales EU Directive 2002/91/EC	



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 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.