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**LINKS**  
ESTATE AGENTS

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**Guide Price £294,950**  
**15 Cedar Close, Exmouth, EX8 5NT**



- Semi Detached House In Popular Cul-De-Sac • Gas Central Heating & Double Glazing
- Ground Floor Cloakroom, Kitchen • Living / Dining Room, Conservatory • 3 First Floor Bedrooms & Shower Room • South Westerly Facing Rear Garden • Garage With Driveway For 3 Motor Vehicles
- Handy For Local Shops, Doctors & Primary School



## Accommodation

### Ground Floor

Step up to composite front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

#### Entrance Hall

uPVC double glazed window to front. Staircase rising to first floor with useful stairs storage cupboard which also has the trip switch fuse box and solar panel controls / storage batteries. Radiator. Smoke alarm. Doors leading to living / dining room, kitchen and:

#### Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and pedestal wash hand basin. Tiled splashback's.

#### Living / Dining Room 16'1" (4.9m) Max x 15'10" (4.83m) Max

Wall mounted central heating thermostat.

#### Conservatory 7'9" (2.36m) x 6'5" (1.96m)

uPVC double glazed windows to rear and either side, uPVC double glazed external door leading to the rear garden.

#### Kitchen 9'10" (3m) x 8'1" (2.46m)

uPVC double glazed window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Space for electric cooker with filter hood above. Space and plumbing for dishwasher. Further space for freestanding fridge/freezer etc. Serving hatch to living/dining room.

### First Floor

#### Landing

uPVC double glazed window to side. Access to insulated and part boarded loft space, via trap door with ladder. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Smoke alarm. Carbon Monoxide detector. Doors leading to:

#### Bedroom 1 11'4" (3.45m) To Wardrobe x 9'10" (3m)

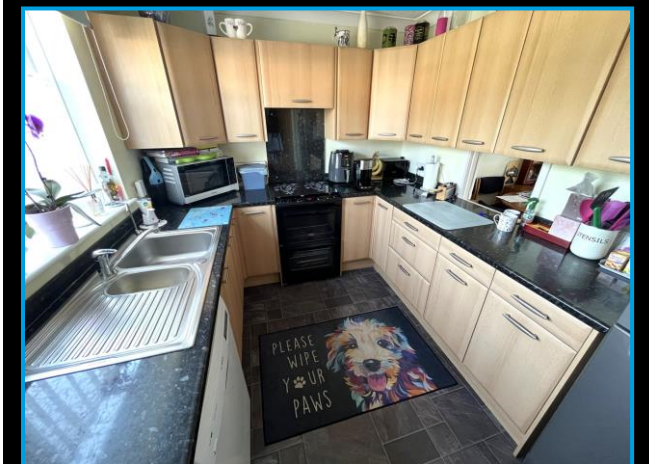
uPVC double glazed window to front, overlooking the public open space. Range of fitted wardrobes to 1 wall. Radiator,

#### Bedroom 2 10'9" (3.28m) x 9'10" (3m) Max

uPVC double glazed window to rear gaining far reaching Exe Estuary and Haldon Hill views. Radiator.

#### Bedroom 3 7'7" (2.31m) x 6'11" (2.11m)

uPVC double glazed window to rear gaining those same Exe Estuary and Haldon Hill views. Radiator.





### Shower Room

Obscure uPVC double glazed window to front. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Shaver socket.

### Externally

The easy to maintain and level Front Garden which is laid to shingle with various plants and shrubs. The driveway to the side of the property provides off parking for up to 3 motor vehicles and leads to:

### Garage 16'5" (5m) x 8'5" (2.57m)

Remote up and over door to front. Space and plumbing for washing machine. Power and light connected.

### Rear Garden

There is an enclosed, easy to maintain and South Westerly facing rear garden. There is a patio area adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is in then laid to a mixture of shingle and planted to provide year round interest and colour. Timber panelled fenced boundaries. Timber garden shed. Outside water tap. Outside lighting. Front pedestrian access to side of property 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 C. Fitted and owned Solar panels

### 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

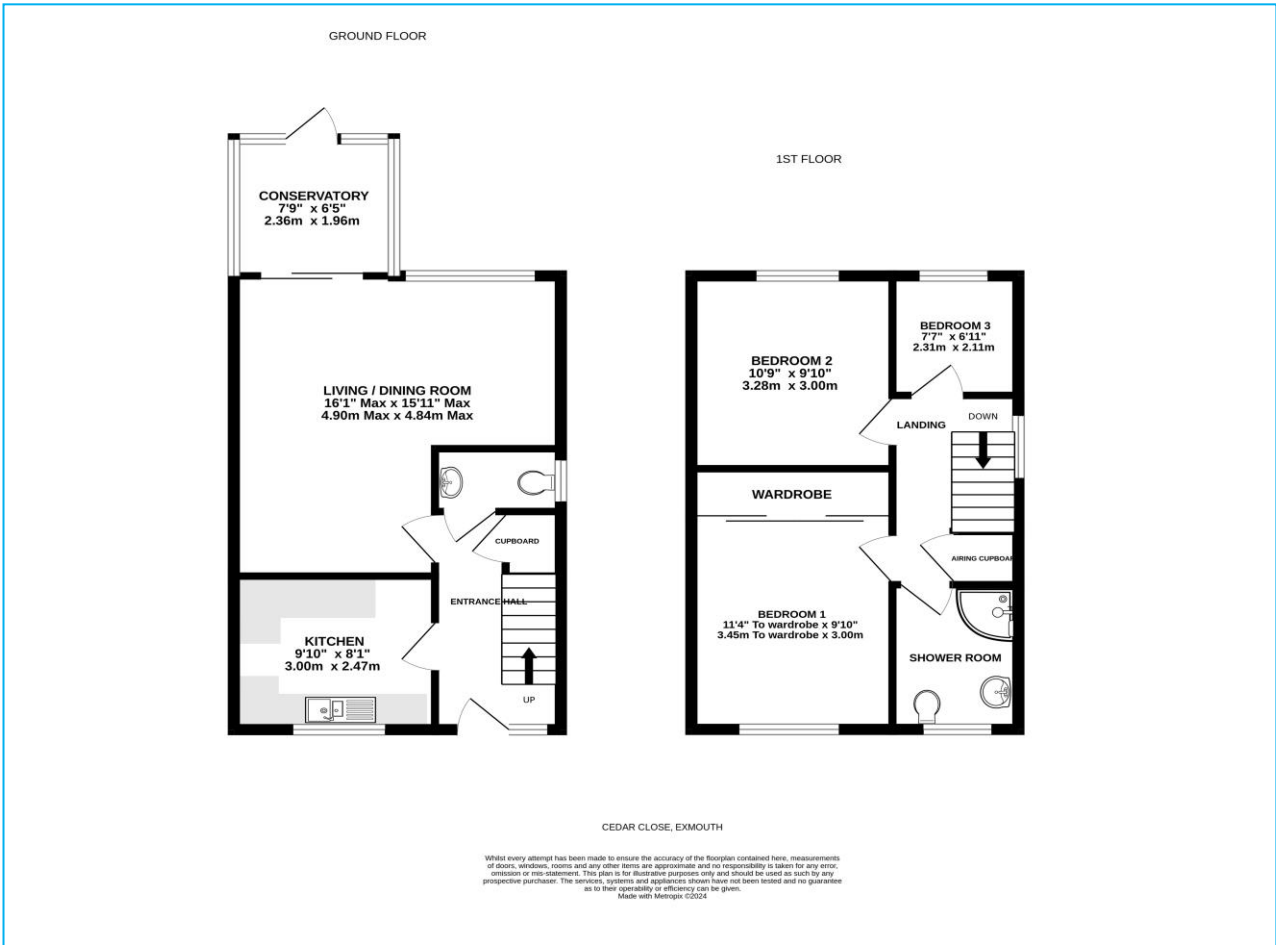
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

Please note the Solar panels reduce the current vendors electric bills but also produces an income as well. Further details upon request





**Directions**

From Exmouth Town Centre, 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. Take the 4th turning on the right into Pines Road and then the 2nd left into Maple Drive. Take the 1st turning left into Cedar Close where the property can be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
85	87

Most energy efficient - lower running costs  
 (27-39) **A**  
 (40-49) **B**  
 (50-59) **C**  
 (60-69) **D**  
 (70-79) **E**  
 (80-89) **F**  
 (90-100) **G**  
 Not energy efficient - higher running costs

England & Wales  
 EU Directive 2002/91/EC



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 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.