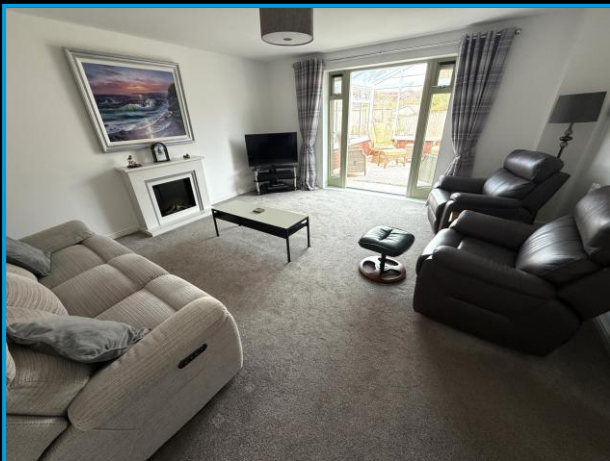


Guide Price £675,000
8 Wragg Drive, Exmouth, EX8 2FW



- Executive Detached House In Immaculate Condition • Cul-De-Sac Within Sought After Plumb Park Development
- Gas Central Heating & Wooden Double Glazing • Cloakroom / Utility Room, 2 Reception Rooms, Conservatory
- 30' Kitchen / Dining / Family Room With Appliances • 4 First Floor Double Bedrooms, All Having Built - in Wardrobes
- Master En - Suite & Family Bathroom • Double Garage, Large & Private Rear Garden - NO ONWARD CHAIN



Accommodation

Ground Floor

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

Entrance Hall

Staircase rising to first floor. Storage cupboard that has the electric trip switch fuse box and electric meter. Radiator. Smoke alarm. Wall mounted central heating thermostat. Karndean flooring. Doors leading to sitting room, reception room, kitchen / dining / family room and:

Cloakroom / Utility

Low level WC. Good range of cupboard storage units with Silestone worktop and matching up stand. Stainless steel single sink and drainer unit within worktop. Radiator. Extractor fan. Integrated washing machine. Karndean flooring.

Sitting Room 15'8" (4.78m) x 15'6" (4.72m)

Focal point of marble fireplace with log effect electric fire. 2 Radiators. Door leading to kitchen / dining / family room and wooden double glazed French doors leading to:

Conservatory 12'7" (3.84m) x 10'9" (3.28m)

uPVC double glazed windows to 3 sides on dwarf brick walls, uPVC double glazed French doors leading to rear garden. Tiled flooring.

Reception Room / Study 13'9" (4.19m) Into Bay x 9'10" (3m)

Walk - in square bay window to front. 2 radiators.

Kitchen / Dining / Family Room 29'10" (9.09m) x 10'8" (3.25m)

Dual aspect having window to front and French doors leading to rear garden. Good range of cupboard and drawer storage units with Silestone work surfaces and matching up stands. Under wall unit and plinth lighting. Stainless steel one and a half bowl sink with mixer tap and worktop drainer. Built - in 5 ring gas hob with filter hood above and eye level double electric oven and grill. Integrated dishwasher, fridge and freezer. 2 radiators. Karndean flooring. Inset ceiling lights. Wall mounted, concealed, gas fired boiler that supplies the central heating and domestic hot water.

First Floor

Landing

Access to insulated and part boarded loft space via trap door with ladder. Airing cupboard housing the hot water tank with slatted shelving. Radiator. Smoke alarm. Doors leading to:

Bedroom 1 20'7" (6.27m) Into Recess x 13'3" (4.04m)

Walk - in Square bay window to front. Good range of fitted wardrobes and drawer storage units to one wall. Radiator. Wall mounted central heating thermostat. Door leading to:

En - Suite

Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Vanity wash hand basin. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom 2 12'5" (3.78m) x 9'5" (2.87m)

Window to rear. Range of fitted wardrobes to one wall. Radiator.

Bedroom 3 13'1" (3.99m) x 10'0" (3.05m) To Wardrobe

Window to front. Range of built - in wardrobes to one wall. Radiator.



Bedroom 4 12'7" (3.84m) To Wardrobe x 9'10" (3m) Max

An L shaped room. Window to rear. Built - in double wardrobe. Radiator.

Bathroom

Obscure glazed window to rear. Modern fitted 4 piece white suite of panelled bath, shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low - level WC and pedestal wash hand basin. Heated towel rail. Shaver socket. Extractor fan.

Externally

The level Front Garden is laid mainly to lawn with a low hedge boundary and Flagstone pathway leading to the front entrance door. Outside gas meter box. A double width driveway provides off - road parking and leads to the double garage. EV charging point. Outside power points.

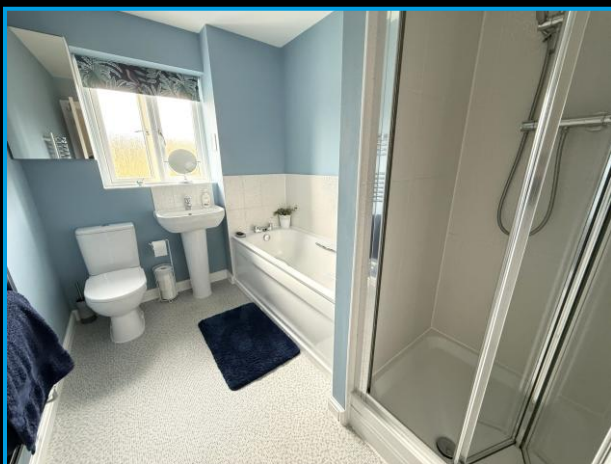


Double Garage 20'5" (6.22m) x 20'4" (6.2m)

2 up and over doors to front. Under eaves storage space. Personal door to side that leads to rear garden. Fitted work bench. Power and light connected.

Rear Garden

The property possibly has the largest rear garden on the development, which is also level and enjoys a good degree of privacy. There is a Flagstone patio area immediately adjacent the property, with a raised decking area to the rear of the garden, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub bed borders that provide year round interest and colour. Vegetable and fruit growing plot to the top corner. Timber panelled fenced boundaries. Outside lighting. Outside power points. Outside water tap. Front pedestrian access to side of property via timber garden gate. Metal bin store. Within the gardens are 2 useful studio rooms.



Studio 1 13'0" (3.96m) x 9'0" (2.74m)

Fully insulated. uPVC double glazed door leading to rear garden and French doors to side. uPVC double glazed window overlooking garden. Power and light connected.

Studio 2 7'0" (2.13m) x 5'4" (1.63m)

Fully insulated. uPVC double glazed French doors leading to rear garden. Power and light connected.

Tenure

The property is FREEHOLD. There will be a c. £200 per annum service charge payable upon adoption of the roads.

Services

All mains services are connected. The property is on a water meter. Fitted security alarm. Fibre connected. EV charging point. Council Tax Band F

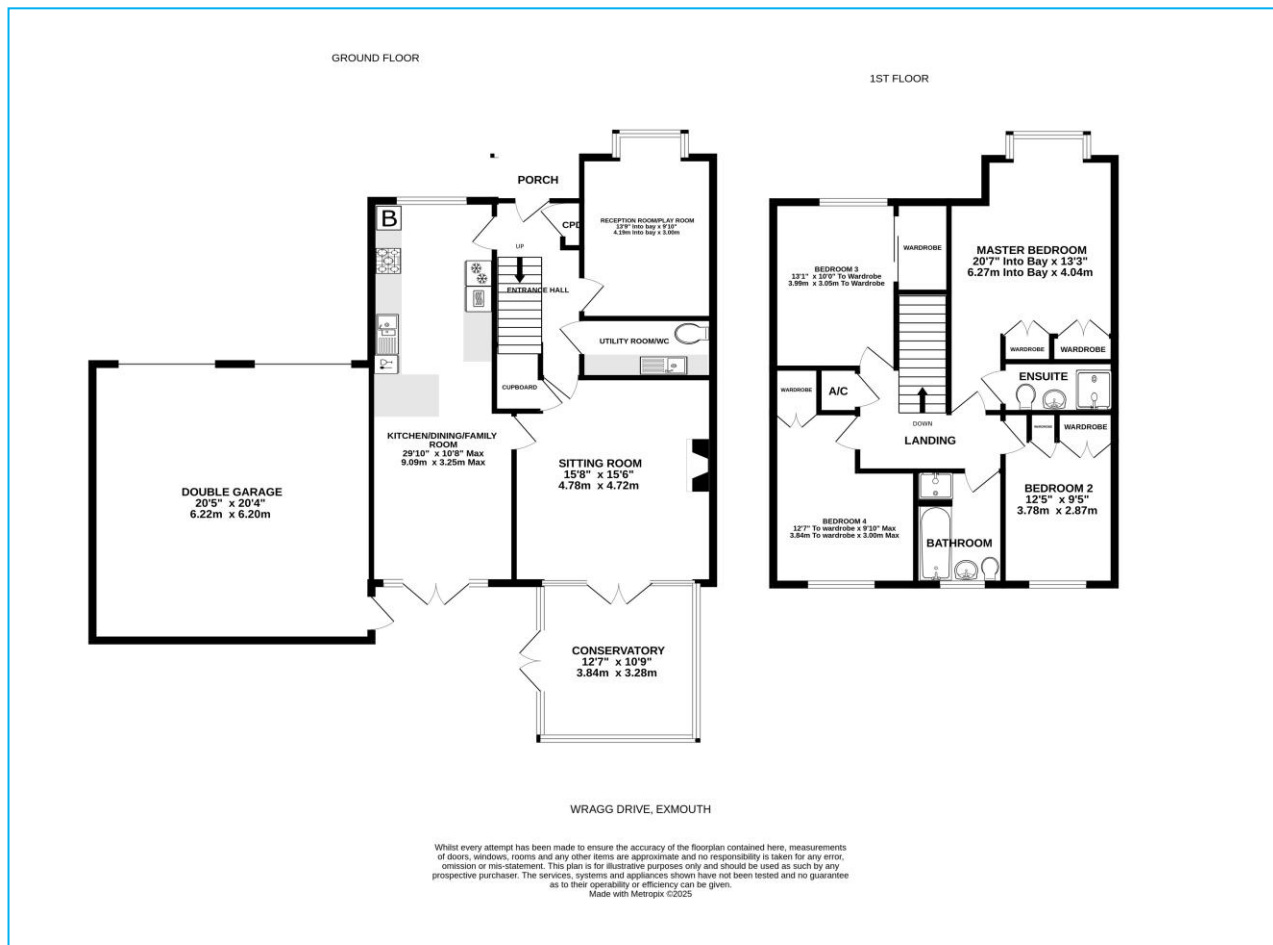
Mortgage Assistance

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 The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

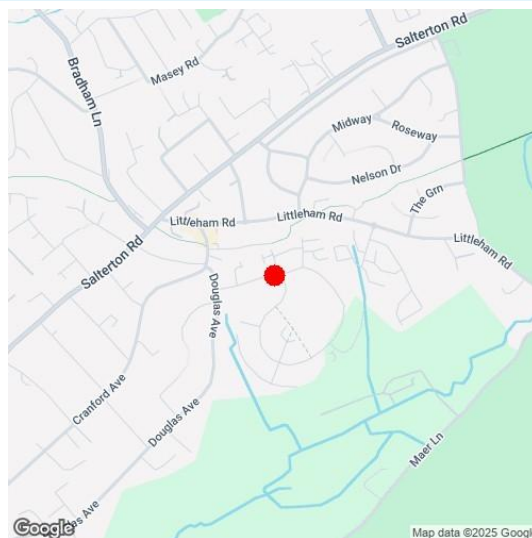




Directions

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". Take the first right into Plumb Park Avenue and take the next right into Wragg Drive, where the property will be found on the right hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	93
B (81-91)	85
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
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

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.