

**Guide Price £675,000**  
**10 Lipscombe Avenue, Exmouth, EX8 2FL**



- Immaculate 4 Double Bedroom Detached House In Plumb Park Area • Built In 2019 & Extended By The Occupiers • Gas Central Heating, Double Glazed & Own Solar Panels • Living Room & Large Kitchen / Dining Room • Extended Family Room With Vaulted Ceiling, Bi-Folding Doors & Wood Burner • En-Suite Shower Room & Separate Family Bathroom • Off Road Parking, Garage & Enclosed Garden With Garden Room • Residue Of 10 Year NHBC Remaining. Internal Viewing Advised





Pitched open storm porch with courtesy lighting provides access to a composite front entrance door with an inset obscure glazed window and a matching obscure glazed window to the side, leading to:

## Ground Floor

### Entrance Hall

A welcoming space that has a staircase rising to the first floor. Tiled flooring that flows throughout the ground floor, except for the living room. Radiator. Small storage cupboard that houses a wall mounted electric trip switch fuse box and an electric meter. Smoke alarm. Doors leading through to the kitchen / dining room, bay fronted living room and:

### Cloakroom

Modern fitted white suite comprising of a low level WC. Pedestal wash hand basin with tiled splash backs above. Tiled flooring. Heated towel roll. Extractor fan.

### Living Room 13'4" (4.06m) x 16'2" (4.93m) Into Bay

A dual aspect room that has a walk in bay window to front and a further window to the side. Two radiators.

### Kitchen / Dining Room 21'4" (6.5m) x 12'7" (3.84m)

A stunning open aspect room, that provides a really sociable space that acts as "the heart of the home". Window to rear. Excellent range of floor standing and wall mounted cupboard and drawer storage units with granite works surfaces and matching up stands above. Integrated fridge, freezer, dishwasher and washing machine. Built in five ring gas hob with a double electric oven and grill below and a splash back and extractor hood above. Inset stainless steel one and a half bowl sink with an integrated drainer unit to the side and mixer tap above. Tiled flooring. Inset ceiling lights. Extractor fan. Radiator. Large space for dining table and chairs. Access to a useful walk in under stairs storage cupboard with shelving. Large opening leading to:

### Family Room Extension 15'11" (4.85m) x 10'10" (3.3m)

The current vendors of the property have extended the property, enhancing the living accommodation. This room enjoys a vaulted ceiling that incorporates 2 velux skylight windows. This room also has triple bi-folding doors that lead out to the rear garden. To the rear of this room is a large bespoke window to the gable end. Tiled flooring. Attractive modern, bespoke made, "Nordpeis" wood burner.

## First Floor

### Landing

Window to side. Radiator. Smoke alarm. Access to an insulated loft space. Airing cupboard that has slatted shelving and that houses a large pressurised water tank. Doors leading to all bedrooms and the family bathroom, including:

### Bedroom 1 16'2" (4.93m) Into Bay x 13'3" (4.04m)

A lovely room that has a walk in bay window to front. Radiator. Door leading to:

### En-Suite

Obscure glazed window to front. Modern fitted white suite comprising of a large walk in double shower cubicle that has tiled splash backs to ceiling height, a sliding splash screen door and a thermostatically controlled shower that incorporates both a rainfall shower head and a separate shower attachment. Low level WC. Pedestal wash hand basin. Vinyl flooring. Large heated towel rail. Extractor fan.



#### **Bedroom 2 11'5" (3.48m) x 10'7" (3.23m) Plus Recess**

Window to front. Radiator.

#### **Bedroom 3 13'5" (4.09m) x 9'5" (2.87m)**

Window to rear. Radiator.

#### **Bedroom 4 11'0" (3.35m) x 9'5" (2.87m)**

Window to rear. Radiator.

#### **Bathroom**

Obscure glazed window to rear. Fitted white suite comprising of a panelled bath that has tiled splash backs to ceiling height, folding splash screen door and a shower attachment above. Low level WC. Pedestal wash hand basin. Large heated towel rail. Vinyl flooring. Extractor fan.

#### **Externally**

#### **Front Of Property**

To the front of the property is an area of garden that is predominantly laid to lawn with a shrub bed border to the side and an evergreen boundary to the front. Outside gas meter box. A paved pathway provides access to the front entrance door. A driveway provides off road parking for two vehicles and leads to:

#### **Single Garage 20'5" (6.22m) x 9'9" (2.97m)**

Up and over door to front. Power and light connected. Wall mounted, gas fired boiler.

#### **Rear Garden**

To rear of the property is a landscaped and fantastically maintained rear garden that enjoys a good degree of privacy. Laid immediately adjacent to the rear of the property is a decked patio area that provides the ideal space for outdoor dining and entertaining. A step then leads up to a lawn that has raised sleeper shrub beds to the side and to the rear. Rockery/pebbled area to one side. Further decked area. Outside water tap and power point. Front pedestrian access via a timber garden gate to side. From the decked patio area, there is access to:

#### **Garden Room 17'5" (5.31m) x 10'11" (3.33m)**

A fantastic versatile space that could be utilised as a home gym, playroom, study or as an entertaining space / home bar. Power and light connected. Windows to side and double opening French doors leading out to the garden.

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. Council Tax Band E

#### **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

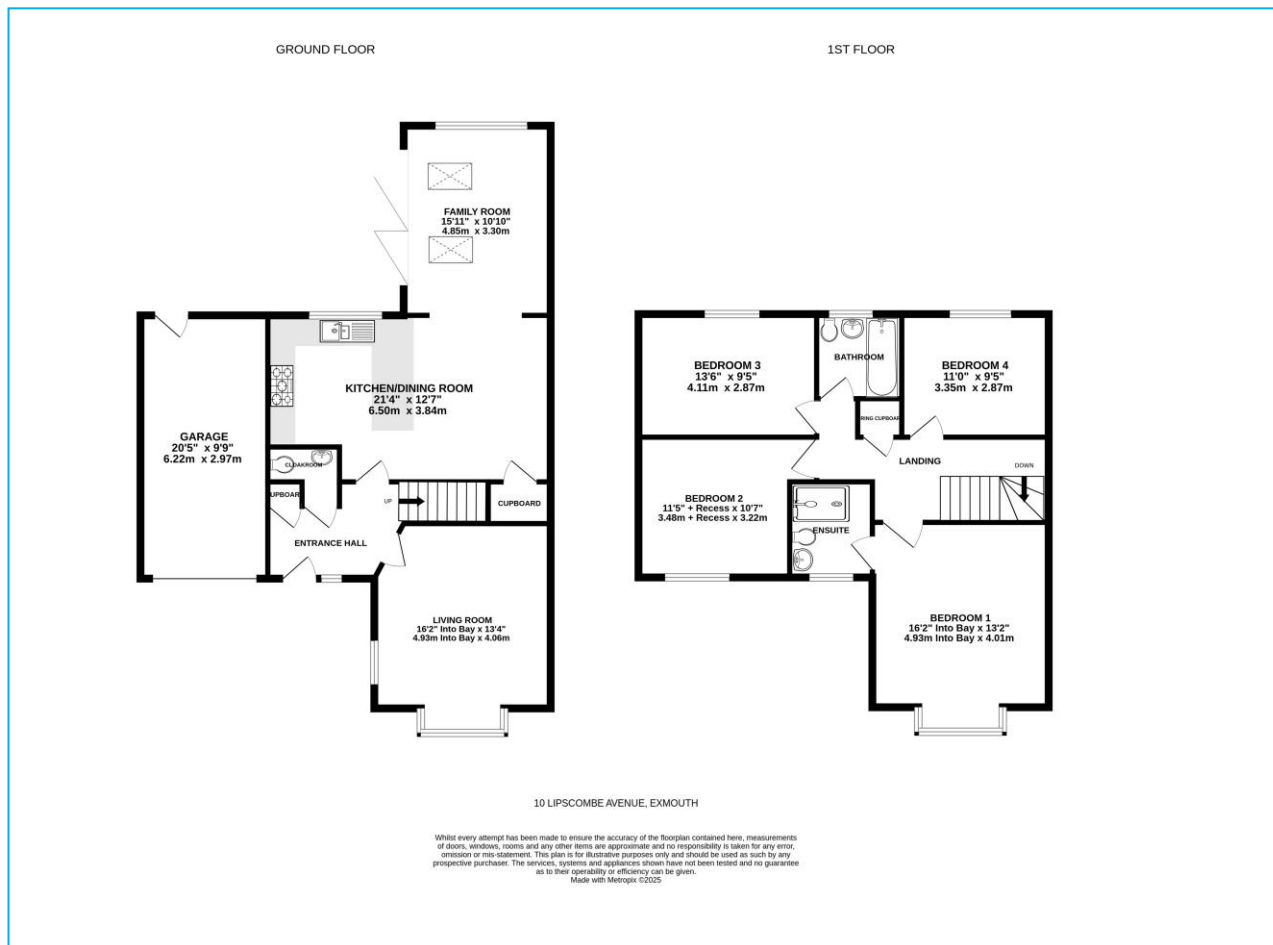
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#### **Agents Notes**

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




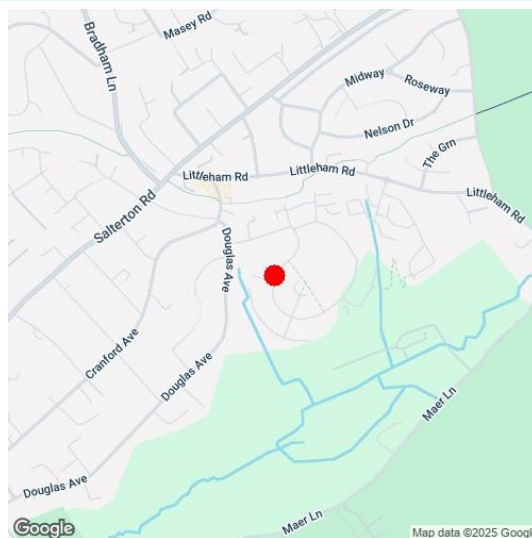




### Directions

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 continue into Lipscombe Avenue, 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) <b>A</b>                           |  | 84  | 93        |
| (81-91) <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 |  |   |           |
| 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.