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**LINKS**  
ESTATE AGENTS

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**Guide Price £475,000**

**18 Green Close, Exmouth, EX8 3QD**



- Extended 5 Double Bedroom Semi Detached • Suitable Accommodation For Multi Generational Living • Gas Central Heating & Double Glazing • 2 Reception Rooms, Extended Kitchen / Dining Room • Ground Floor Bedroom & Wet Room • 4 First Floor Bedrooms & Shower Room • Master En - Suite Shower Room, Bath In Bedroom • Gardens, Driveway, Workshop NO ONWARD CHAIN





## Accommodation

### Ground Floor

Ramp leading to uPVC double glazed front entrance door, beneath pitched and tiled storm canopy, with outside lighting leading to:

### Entrance Hall

Staircase rising to first floor. Radiator. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Smoke alarm. Doors leading to bedroom, wet room, reception room / study, kitchen / dining room and:

### Living Room 17'4" (5.28m) x 15'10" (4.83m) Into Bay

Dual aspect having walk - in UPVC double glazed square bay window to front and uPVC double glazed window to side. Fireplace feature that has a marble back and hearth with a wooden mantle and surround. Fitted shelving to recess.

### Reception Room / Study 11'7" (3.53m) x 11'0" (3.35m)

uPVC double glazed sliding patio doors leading to rear garden. Radiator.

### Kitchen / Dining Room 20'5" (6.22m) x 10'9" (3.28m)

Dual aspect having uPVC double glazed French doors to side that leads to rear garden, 2UPVC double glazed windows to rear and further uPVC double glaze external door to rear. Good range of cupboard and drawer storage units with heat resistant work surfaces and stainless steel splashbacks. Composite single bowl sink with single drainer unit and mixer tap including water filter. Built - in 5 ring gas hob with filter hood above and eye level electric oven and grill. The dishwasher, washing machine and American style fridge / freezer in situ are included in the sale. Skylight. Radiator.

### Bedroom 5 12'10" (3.91m) x 12'5" (3.78m)

uPVC double glazed window to front. Radiator. Door leading to:

### Wet Room

Obscure UPVC double glazed window to front. Wall mounted electric shower with splashbacks to walls and fitted seat. White suite of low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

### First Floor

### Landing

Access to insulated and part boarded loft space, via trap door with ladder. Light well. Useful linen storage cupboard. Doors leading to:

### Bedroom 1 13'9" (4.19m) x 12'6" (3.81m)

Dual aspect having uPVC double glazed windows to rear and side. Free standing bath with mixer tap and shower attachment. Door leading to:

### En - Suite

Obscure uPVC double glazed window to front. Modern fitted white suite of double shower tray with thermostatically controlled shower unit over, including rainfall water head. Low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Shaver socket. Extractor Fan.

### Bedroom 2 12'8" (3.86m) x 9'10" (3m) Plus Recess

uPVC double glazed window to front gaining an open outlook. Radiator.



#### **Bedroom 3 11'9" (3.58m) x 11'1" (3.38m)**

uPVC double glazed window to rear. Radiator.

#### **Bedroom 4 9'3" (2.82m) x 7'6" (2.29m)**

uPVC double glazed window to front gaining and open Outlook. Radiator.

#### **Shower Room**

Obscure uPVC double glazed window to rear. White suite of double shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. Shaver socket. Extractor fan.

#### **Externally**

The enclosed, level and private Front Garden has a hedge screen and is laid to lawn with various planted areas including shrub and herbaceous beds and borders. A driveway provides off road parking for 2 motor vehicles, side by side. Outside power point. Outside water tap.

#### **Rear Garden**

There is an enclosed and easy to maintain Rear Garden which consists of a timber decking area, beneath a Pergola, immediately adjacent the property with steps then leading up to a Flagstone patio area, both being ideal spaces for out door dining and sitting during the fine weather. Timber panelled fencing to either side with Block wall boundary to rear. Outside water tap. Outside lighting. Within the rear garden is:

#### **Workshop 15'7" (4.75m) x 7'10" (2.39m)**

Insulated with power and light connected so could be utilised as a 'work from home' space. uPVC double glazed window to side.

#### **Tenure**

The property is FREEHOLD

#### **Services**

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

#### **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).

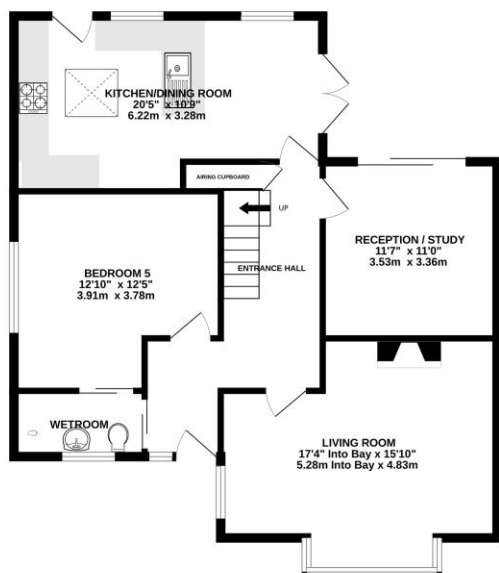
#### **Agents Note**

These are draft particulars and are awaiting vendors verification

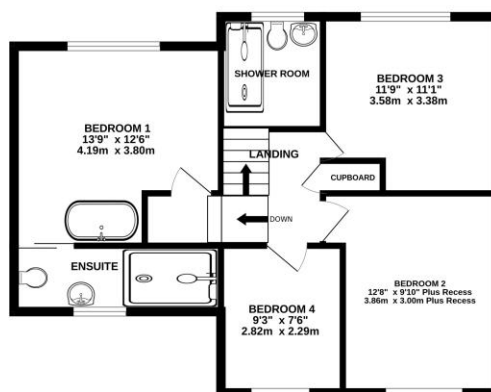




GROUND FLOOR



1ST FLOOR



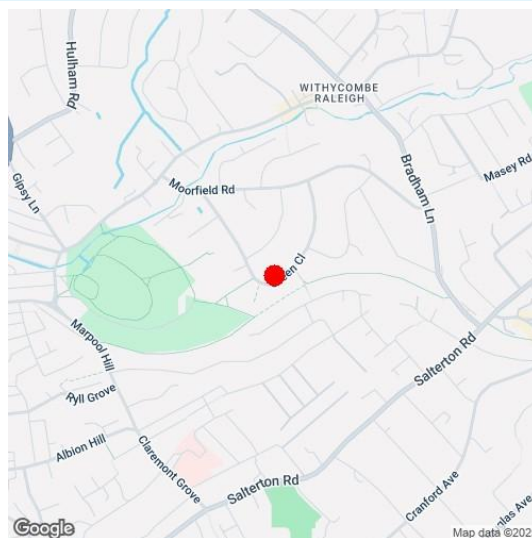
GREEN CLOSE, EXMOUTH

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, continue down Rolle Street, past The Strand Gardens and at the roundabout, turn right onto The Parade and into Exeter Road. Turn right into Withycombe Road, just past The Park Hotel. At the roundabout turn left then continue straight ahead at the next roundabout into Withycombe Village Road. Take the 2nd right into Moorfield Road and 1st right into Green Close where the property will be found, just past Exmouth Community College, on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(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		



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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.