

01395 222350

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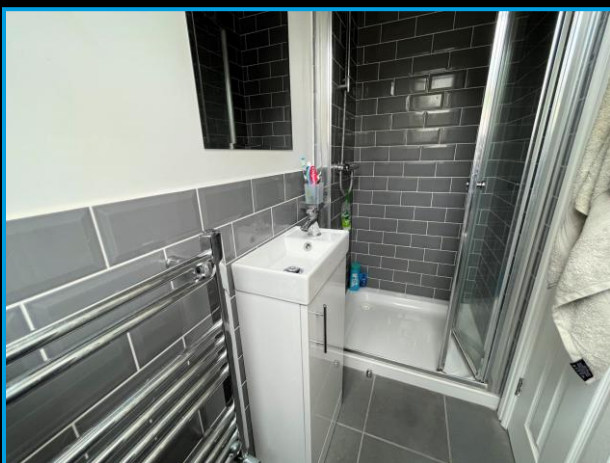
exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £350,000

8 Lovering Close, Exmouth, EX8 5DJ



• 5 Bedroom Semi Detached Family Home • Gas C/Heated & uPVC D/Glazed • Ground Floor: Cloakroom, Living/Dining Room • Modern Kitchen/Breakfast Room • First Floor: 3 Bedrooms & Bathroom • Second Floor: 2 Double Bedrooms & En - Suite Shower Room • Enclosed & Good Sized Rear Garden • Garage & Driveway For 2 Vehicles



Accommodation

Ground Floor

Steps lead up to a uPVC double glazed front entrance door fitted with patterned frosted glass with courtesy lighting above beneath a storm canopy, leading to:

Entrance Hall

Stair case rising to the first floor. Engineered Oak flooring. Radiator. Coved ceiling. Smoke alarm. Wall mounted central heating thermostat. Doors leading to kitchen, living/dining room and:

Cloakroom

Obscure glazed window to front. Modern fitted white suite comprising low level WC. Wash hand basin with tiled splash back. Heated towel rail. Coved ceiling. High level electric trip switch fuse box. Engineered Oak flooring.

Living / Dining Room 16'3" (4.95m) x 15'8" (4.78m)

A spacious room. 2 x double opening French doors leading to the rear garden. Engineered Oak flooring. Telephone point. Radiator. Coved ceiling. Large and useful under stairs storage cupboard.

Kitchen / Breakfast Room 10'9" (3.28m) x 8'7" (2.62m)

Window to front. Good range of modern fitted wall and floor mounted cupboard and drawer storage units with roll edged work surfaces, matching breakfast bar and tiled splash backs. Inset stainless steel one and a half bowl sink with single drainer unit and mixer tap. Space and plumbing for a washing machine and slim line dishwasher. Built in four ring gas hob with extractor hood above and a built-in electric oven below. Space for a freestanding fridge/freezer. Radiator. Wall mounted, gas fired, Worcester Bosch, combi boiler supplying the gas central heating and domestic hot water. Coved ceiling. Engineered Oak flooring.

First Floor

Landing

Window to side. Stair case rising to second floor. Coved ceiling. Smoke alarm. Doors leading to all rooms:

Bedroom 3 12'4" (3.76m) To Wardrobe x 9'0" (2.74m)

Window to front. Radiator. Built - in double wardrobe with hanging rail and storage above. Coved ceiling. Engineered Oak flooring.

Bedroom 4 11'10" (3.61m) To Wardrobe x 8'10" (2.69m)

Window to rear. Built - in double wardrobe with hanging rail and shelving. Radiator. Engineered Oak flooring. Coved ceiling.

Bedroom 5 8'9" (2.67m) x 7'1" (2.16m)

Window to rear. Radiator. Engineered Oak flooring. Coved ceiling.

Bathroom

Obscure glazed window to front. Attractive fully tiled walls. Modern fitted white suite comprising panelled bath with Mira electric shower unit above and shower splash screen, Low level WC and pedestal wash hand basin. Shaver socket. Extractor fan. Heated towel rail. Ceramic tiled flooring.



Second Floor

Landing

Double glazed Velux window to front. Doors leading to bedrooms 1 and 2

Bedroom 1 12'2" (3.71m) x 8'7" (2.62m)

Double glazed Velux window to front. Radiator. Under eaves storage space. Engineered Oak flooring. Door leading to:

En-Suite

Double glazed Velux window to front. White suite comprising shower cubicle with thermostatically controlled shower unit, tiled to ceiling height, low level WC and vanity wash hand basin. Heated towel rail. Extractor fan. Inset ceiling light. Ceramic tiled flooring

Bedroom 2 13'4" (4.06m) To Wardrobe x 8'1" (2.46m)

2 Windows to rear gaining an open outlook. Range of built - in wardrobes / storage cupboards to 1 wall. Radiator. Engineered Oak flooring.

Externally

Front Garden

The property is located the head of this popular cul-de-sac. The front garden is laid with stone shingle with ease of maintenance in mind. Outside cold water tap. Outside meter boxes. Close by to the property is a driveway that provides off road parking for 2 motor vehicles and leads to:

Garage 16'9" (5.11m) x 8'0" (2.44m)

Up and over door to front. Power and light connected. Useful overhead storage to eaves.

Rear Garden

To the rear of the property is an enclosed, good sized and easy to maintain rear garden that needs to be viewed to be appreciated. Immediately adjacent to the property is a sun patio, with a further composite decking area beyond, both being ideal for outdoor dining and sitting during fine weather. The remainder of the garden is then laid to Stone chippings with planted shrub beds providing year round interest and colour. To the rear of the garden is a raised area which is planted with mature shrubs and trees. Front pedestrian access via timber garden gate to side. Timber fenced boundaries.

Tenure

The property is FREEHOLD.

Services

All mains and services are connected. 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

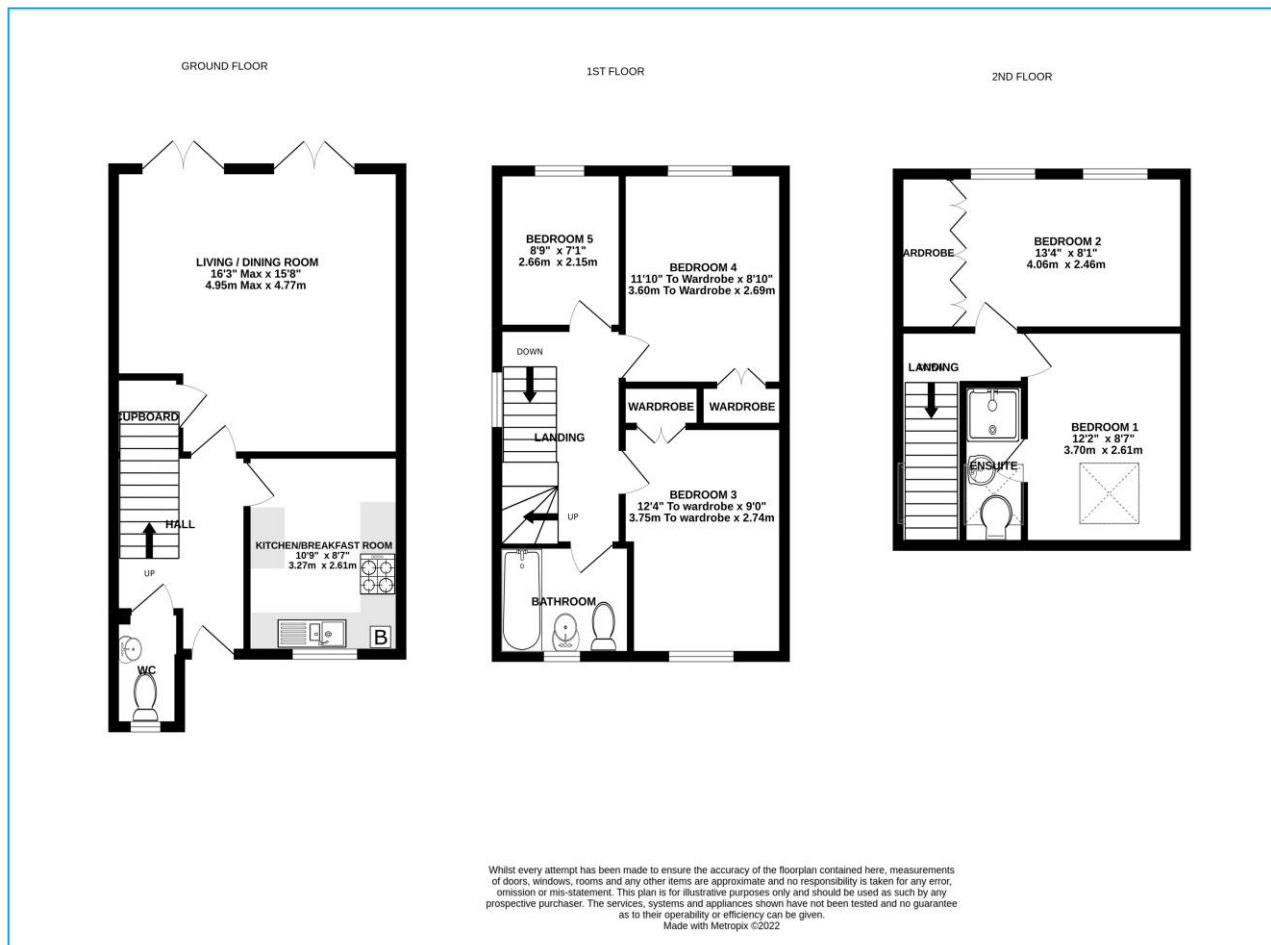
These are draft particulars and are awaiting vendors verification

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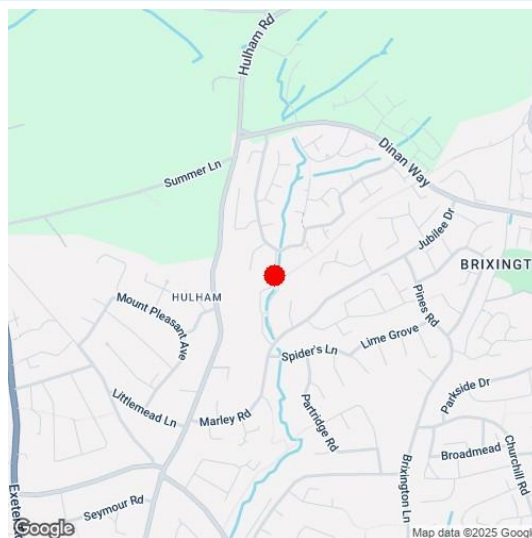
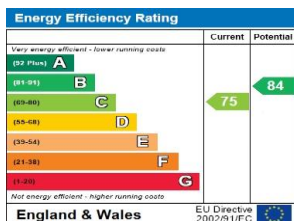
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Directions

From Exmouth Town Centre, proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Honiton. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way. Take the first right into Tennyson Way and continue along into Byron Way. Take the third right into Lovering Close where the property will be found at the bottom of the cul-de-sac..



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.

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