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ESTATE AGENTS

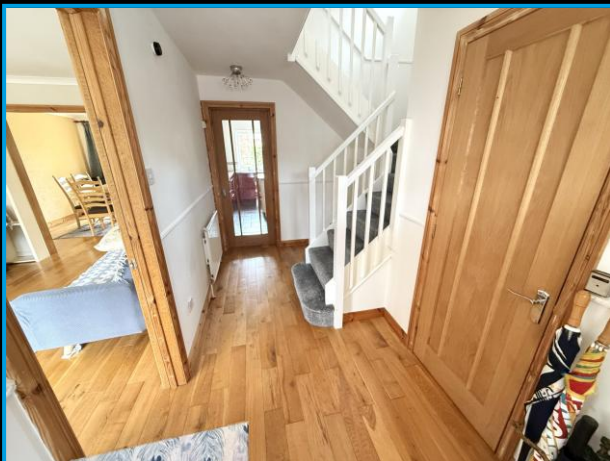
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Guide Price £475,000

22 Durham Close, Exmouth, EX8 5QU



- Well Presented Detached House • Popular Cul-De-Sac Within 'The Cathedrals' • Gas Central Heating, Double Glazing & Solar Panels • Ground Floor Cloakroom, Living Room & Dining Room
- Modern Fitted Kitchen With Appliances • 4 Bedrooms, Master En - Suite & Family Bathroom
- Garage, Driveway & Enclosed Rear Garden • NO ONWARD CHAIN



Accommodation

Ground Floor

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

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Wall mounted central heating thermostat. Wooden flooring. Doors leading to living room, kitchen and:

Cloakroom

Obscure uPVC double glazed window to front. Modern fitted suite of low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Cupboard housing the trip switch fuse box.

Living Room 17'0" (5.18m) Into Bay x 11'8" (3.56m)

Walk - in uPVC double glazed bay window to front. Radiator. Wall mounted gas fire. Telephone & Wifi points. Wooden flooring. Open to:

Dining Room 11'8" (3.56m) x 9'8" (2.95m)

uPVC double glazed French doors leading to rear garden. Radiator. Wooden flooring. Door leading to:

Kitchen 13'1" (3.99m) x 11'4" (3.45m)

Dual aspect having uPVC double glazed external door to side, uPVC double glazed window adjacent and further uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with Wooden work surfaces, matching Island and fully tiled walls. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The Range style cooker in situ is included within the sale, filter hood above. Integrated dishwasher. The fridge and freezer in situ are also included in the sale. Tiled flooring with underfloor heating and wall mounted thermostat.

First Floor

Landing

uPVC double glazed window to side. Access to insulated and part boarded loft space. Radiator. Airing cupboard housing the hot water tank with slatted shelving. Newly fitted (August 2025) carpet. Doors leading to all 4 bedrooms and family bathroom.

Bedroom 1 11'11" (3.63m) x 11'2" (3.4m)

uPVC double glazed bay window to front with deep sill. Fitted double wardrobe with mirror fronted sliding doors. Radiator. Newly fitted (August 2025) carpet Door leading to:

En - Suite

Obscure uPVC double glazed window to side. Suite Comprising double shower cubicle with thermostatically controlled shower unit with splash screen door & extractor fan, low level WC and vanity wash hand basin. Fully tiled walls. Radiator. Shaver light and socket. Newly fitted (August 2025) Vinyl.

Bedroom 2 12'1" (3.68m) x 8'8" (2.64m) Plus Recess

uPVC double glazed window to rear. The 2 double wardrobes in situ are included in the sale. Radiator. Newly fitted (August 2025) carpet.

Bedroom 3 9'3" (2.82m) x 6'7" (2.01m)

uPVC double glazed window to rear. Radiator. Newly fitted (August 2025) carpet.



Bedroom 4 9'2" (2.79m) x 6'4" (1.93m)

uPVC double glazed window to front. Radiator. Newly fitted (August 2025) carpet.

Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled Jacuzzi bath with mixer tap and shower attachment, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Fitted mirror with shaver socket and light. Vinyl flooring.

Externally

The gardens to this property have ease of maintenance in mind. To the front, there is a shingle off road parking area, with a driveway, that provides ample off-road parking for several motor vehicles including motorhomes. Outside meter boxes. Hedge screen to side. The driveway then leads to:

Garage 16'11" (5.16m) x 8'2" (2.49m)

Remote roll up and over door front. Under eaves storage space. uPVC double glazed external door leading to rear garden. Space and plumbing for washing machine. Further space for tumble dryer etc. Wall mounted, gas fired boiler that supplies the central heating and domestic hot water. Wall mounted solar panel controls. Power and light connected. Cold water tap.

Rear Garden

The enclosed Rear Garden, again has ease of maintenance in mind. Immediately adjacent the property there is an area of artificial grass, beneath a glass Pergola, being ideal spot for outdoor dining and sitting during the fine weather. The remainder of the gardens are then laid to patio and shingle with raised shrub beds and vegetable growing areas. Timber panelled fenced boundaries. Fishpond. 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. Owned Solar Panels that provide the current owners with an income. Council Tax Band E

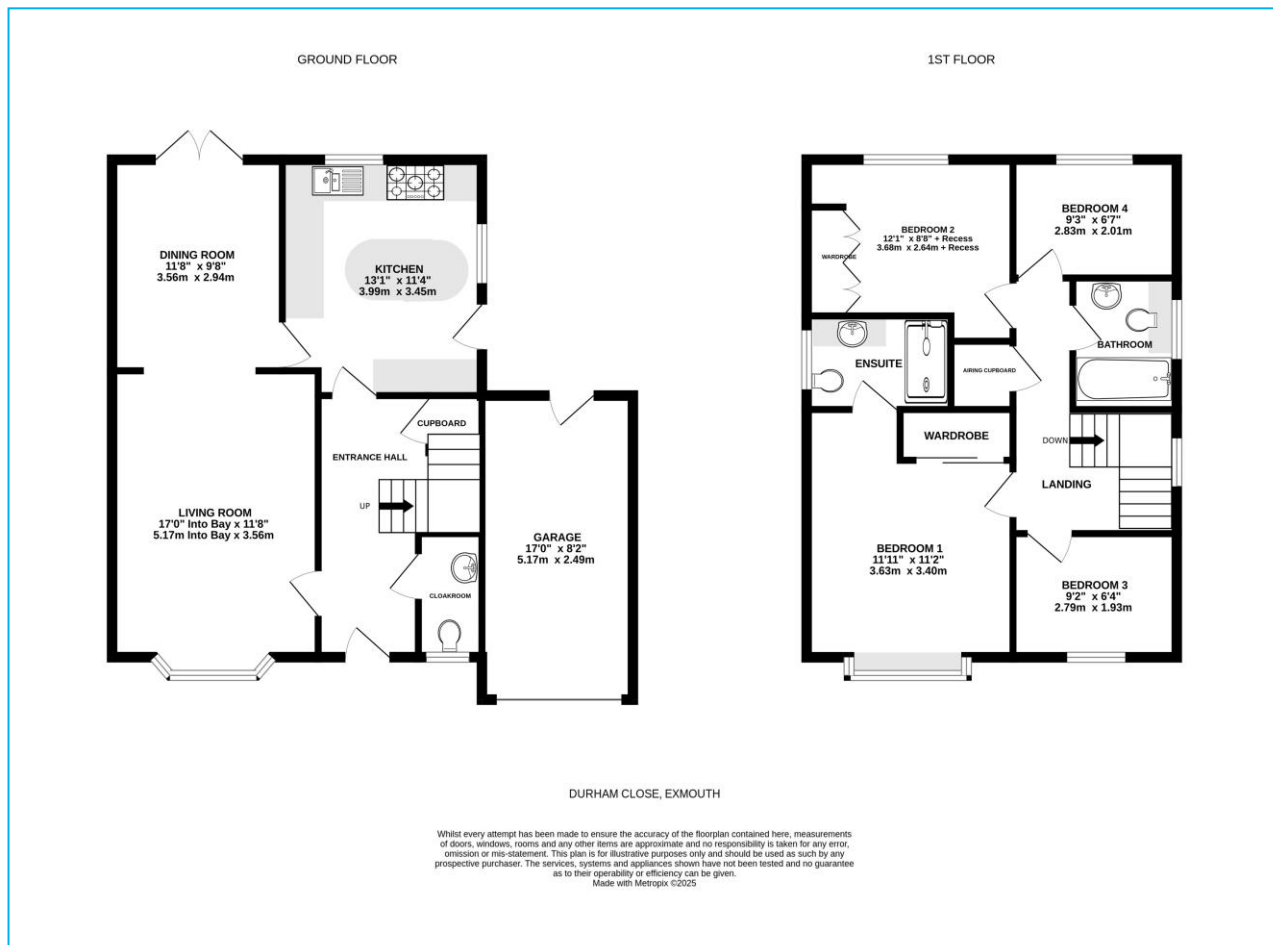
Mortgage Assistance

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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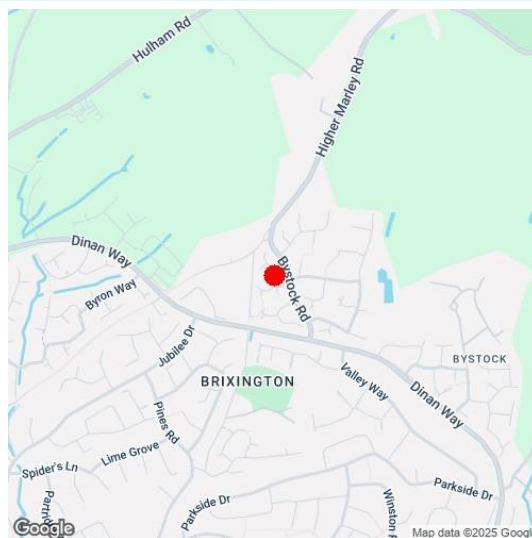




Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left and then right at the mini roundabouts, passing Exmouth Train Station. Proceed into Marine Way and into Exeter Road passing through 2 sets of traffic lights before turning right into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and after approximately half a mile, turn right into Dinan Way. Take the 2nd turning left into Bystock Road and second left into Durham Close. The property will be found clearly identified by our For Sale sign.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.