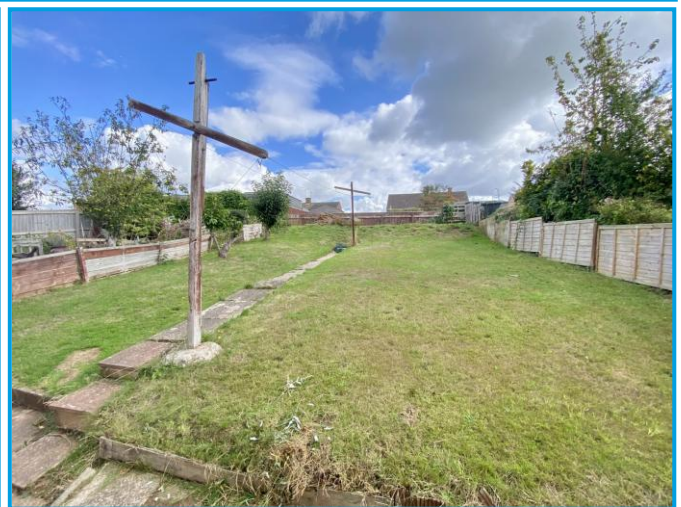


**Offers In Excess Of £290,000**

**1 Colleton Close, Withycombe, Exmouth, EX8 3PU**



- Spacious 3 Bedroom End Of Terrace House • Elevated Position With Distant Estuary And Hill Views • Lounge And Separate Dining Room • Conservatory And Kitchen • Store/Workshop, Downstairs WC And Bathroom/WC • Gas Central Heating And Double Glazing • Good Size Gardens Front And Rear • NO ONWARD CHAIN





## Accommodation

### Ground Floor

canopy porch. Outside courtesy light. Double glazed entrance door to:

### Hallway

Stairs to first floor. Built-in cupboard under stairs. Radiator. Doors to:

### Lounge 12'9" (3.89m) Max x 12'2" (3.71m)

Double glazed window to the front with distant hill views. Tiled fireplace. Radiator.

### Dining Room 11'6" (3.51m) x 11'1" (3.38m) Plus Recess

Gas coal effect fire in modern surround. TV aerial point. Opening to:

### Conservatory 7'6" (2.29m) x 6'2" (1.88m)

Double glazed with double glazed door to the rear garden.

### Kitchen 8'4" (2.54m) x 7'6" (2.29m)

Double glazed window to the rear. One and a half bowl sink unit. Work top surfaces. Part tiled splash back. Base cupboard and drawer units. Eye-level units. Space for cooker with gas point. Plumbing for washing machine. Space for fridge/freezer. Larder cupboard. Part Double glazed door to:

### Covered Side Walkway

Doors to the front and rear gardens. Doors to:

### Store/Workshop 12'2" (3.71m) x 6'1" (1.85m)

Double glazed window to the side. Power and light.

### WC

Close-coupled WC. Window to the rear.

### First Floor

### Landing

Double glazed window to the side. Hatch to roof space. Airing cupboard with Vaillant gas fired boiler supplying domestic hot water and central heating. Doors to:

### Bedroom 1 12'1" (3.68m) x 11'2" (3.4m)

Double Glazed window to the front with distant views towards the Exe Estuary and Haldon Hills. Radiator. Built-in Wardrobe.

### Bedroom 2 11'7" (3.53m) x 11'2" (3.4m)

Double glazed window to the rear. Radiator. Built-in wardrobe.

### Bedroom3 9'2" (2.79m) x 7'8" (2.34m)

Double glazed window to the side.

### Bathroom/WC

Double glazed window to the rear. Panelled bath. Tiled splash back. Electric Shower. Pedestal wash hand basin. Close-coupled WC. Radiator.



### Externally

To the front of the property is an area of lawned garden with shrub borders and a pathway leading to the front entrance door.

To the rear is a good size garden laid to lawn with flower and shrub borders. Tool store.

### Tenure

The property is FREEHOLD

### Services

All mains 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

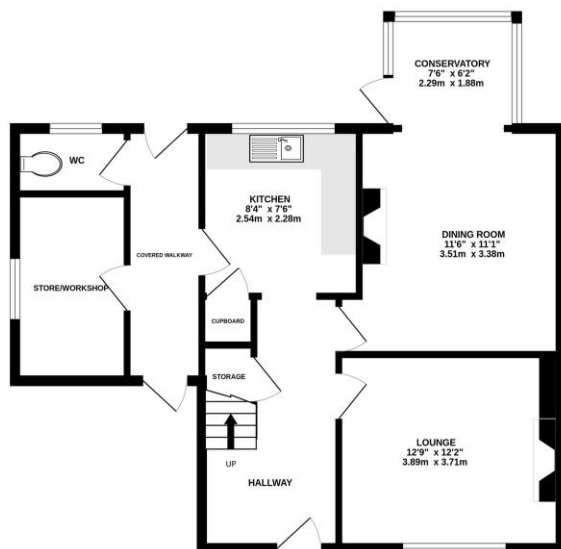
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### Agents Note

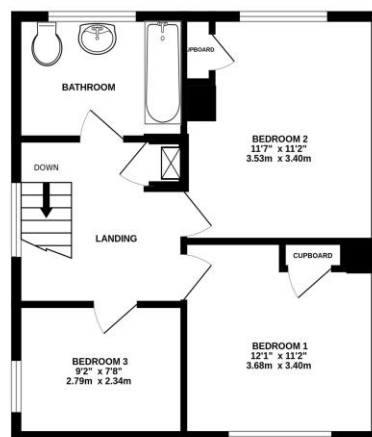
Please note these are draft particulars and are awaiting vendors verification.



GROUND FLOOR



1ST FLOOR



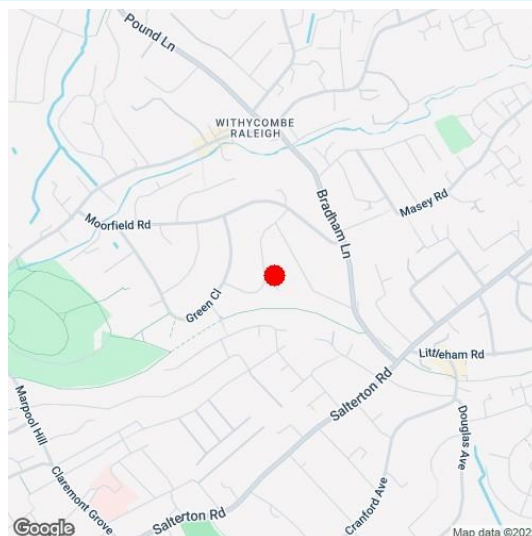
COLLETON CLOSE

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 and at roundabout turn left. Continue straight ahead at the next roundabout into Withycombe Village Road and take the 2nd right into Moorfield Road. Take the 5th right hand turning, passing Marpool School, into Colleton Way and then the second left hand turning into Colleton Close. The property will be found on the left 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>		
(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.