

## 7 Springfield Road, Exmouth, EX8 3JY



Cooksleys are delighted to present this beautifully maintained detached bungalow in the Withycombe area of Exmouth. Well-proportioned rooms provide for an excellent family home, with the additional benefit of a games room, conservatory and gymnasium. Accommodation briefly comprises two double bedrooms with en suite facilities, a third bedroom / study, well-appointed kitchen, sunny dining room and beautifully finished bathroom with feature roll top bath. Situated in a generous plot the property boasts an easy maintenance frontage with off road parking for at least two vehicles and a thoughtfully landscaped garden to the rear.

**Offers in the Region of £530,000    Freehold    DCX01430**



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## THE ACCOMMODATION COMPRISES:

### Entrance Porch

uPVC front door into entrance porch. Further uPVC door leading to inner hallway. Door leading to kitchen. Side aspect uPVC double glazed frosted windows. Tiled flooring.

### Inner Hallway

Doors to lounge, kitchen, dining room and Bedroom Three / study, large storage cupboard and cloakroom. Wood effect flooring. Radiator.

### Lounge 15' 11" x 12' 2" (4.863m x 3.700m)

Front aspect uPVC double glazed window. Inset log burner. Wood effect flooring. Television point. radiator.



### Bedroom Three / Study 11' 0" x 7' 8" (3.351m x 2.349m)

Front aspect uPVC double glazed window. Wood effect flooring. Radiator.



### Store Room 7' 4" x 4' 11" (2.235m x 1.501m)

Side aspect uPVC frosted double glazed window. Wood effect flooring. Hanging rail. Shelving. Radiator.

### Cloakroom

Side aspect uPVC frosted double glazed window. Low level WC and wash hand basin. Fully tiled walls. Tiled flooring.

### Kitchen 16' 9" x 14' 5" (5.103m x 4.406m)

Rear aspect uPVC double glazed window and light tunnel. Beautiful fitted kitchen with range of eye and base level units, sink and drainer with mixer tap and roll edge work surfaces. Built in double oven. Insert gas hob with extractor above. Integrated dishwasher. Space and plumbing for washing machine. Integrated fridge. Integrated freezer. Further large freezer. Part-tiled walls. Tiled flooring. Breakfast bar. Door leading back to hallway. Serving hatch. Television point. Part-glazed door to rear garden.



### Dining Room 16' 1" x 12' 11" (4.913m x 3.935m)

Rear aspect uPVC double glazed sliding doors to conservatory. Stairs to first floor landing. Wood effect flooring. Two radiators.





**Conservatory 12' 2" x 10' 10" (3.717m x 3.306m)**  
Triple aspect uPVC double glazed windows. Tiled flooring. Radiator. Doors to rear garden.



**First Floor Landing**  
Side aspect uPVC frosted double glazed window. Doors to Bedrooms One, Two and Bathroom. Storage cupboard housing boiler with slatted shelving.

**Bedroom One 20' 0" x 9' 6" (6.092m x 2.883m)**  
Rear aspect uPVC double glazed window overlooking rear garden. Fitted wardrobes with hanging space, shelving and drawers. Television point. Radiator. Door to en suite shower room.



**En-suite**  
Rear aspect frosted uPVC double glazed window. Four piece suite comprising walk-in shower, bidet, low level WC, and wash hand basin with mixer tap. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail.



Front aspect uPVC double glazed window. wood effect flooring. Television point. Radiator. Door to en suite



**En-suite**  
Front aspect frosted uPVC double glazed window. Three piece comprising walk-in shower, low level WC and wash hand basin with mixer tap. Fully tiled walls. Tiled floor. Heated towel rail. Extractor fan.



**Bathroom**  
Front aspect frosted uPVC double glazed window. Roll top bath with mixer tap and hand-held shower, low level WC, Wash hand basin. Fully-tiled walls. Tiled floor. Extractor fan. Heated towel rail.





### Rear of Property /Garden

To the rear of the property is a fully enclosed garden, by range of panel fencing. Large decked area. Further raised patio / seating area. Shingle pathway leads to a Games Room and further room, currently used as a home gymnasium. Two storage sheds. plus greenhouse. External power point. External water supply.



### Outside Games room 27' 5" x 13' 11" (8.360m x 4.254m)

Twin front aspect uPVC double glazed windows. Wood effect flooring. Currently used as a games room, but with power and water to the room, this could be converted into a self contained let or Annex for a family member.



### Gymnasium 11' 3" x 13' 5" (3.420m x 4.095m)

Flexible additional room, currently utilised as a home gym. Velux window. Wooden double doors to outside. Tiled flooring. Television point. There is also useful storage located to the side.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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