



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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14 The Copse, Exmouth, EX8 4EY

GUIDE PRICE
£289,950
TENURE Freehold



A Semi Detached Three Bedroom House Located In A Cul De Sac With Manageable Gardens, Driveway And Garage.

Entrance Hall * Lounge * Dining Area * Kitchen * Conservatory * Three First Floor Bedrooms * Bathroom/WC * Gas Central Heating And Double Glazing * Southerly Aspect Enclosed Rear Garden With Substantial Garden Store * Single Garage * Driveway * Some General Refurbishment Required

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THE ACCOMMODATION COMPRISES: Double glazed front door to:

RECEPTION HALL: Radiator; door and staircase rising to first floor landing; access to:

LOUNGE: 4.8m x 3.3m (15'9" x 10'10") Double glazed Oriol style window to front aspect; wood laminate flooring; television point; feature stone chimneybreast set with display area; opening through to:

DINING ROOM: 2.49m x 2.11m (8'2" x 6'11") Wood laminate flooring; radiator; sliding double glazed door to:

CONSERVATORY: 4.09m x 3m (13'5" x 9'10") A fine addition to the accommodation with modern glass roof; double glazed windows and sliding patio doors opening onto the rear garden; wood laminate flooring.

KITCHEN: 2.69m x 2.31m (8'10" x 7'7") Fitted with wood effect working surfaces with cupboards, drawer units and plumbing for automatic washing machine and appliance space beneath; tiled splashbacks; inset one and a half bowl single drainer sink unit; wall mounted cupboards; electric cooker point; double glazed window and door to rear garden.

FIRST FLOOR LANDING: Double glazed window to side aspect; access to roof space.

BEDROOM ONE: 4.19m x 2.59m (13'9" x 8'6") Double glazed window to front aspect; wardrobe recess; radiator; wood laminate flooring.

BEDROOM TWO: 3.2m x 2.59m (10'6" x 8'6") Wardrobe recess; double glazed window to rear aspect; wood laminate flooring; radiator.

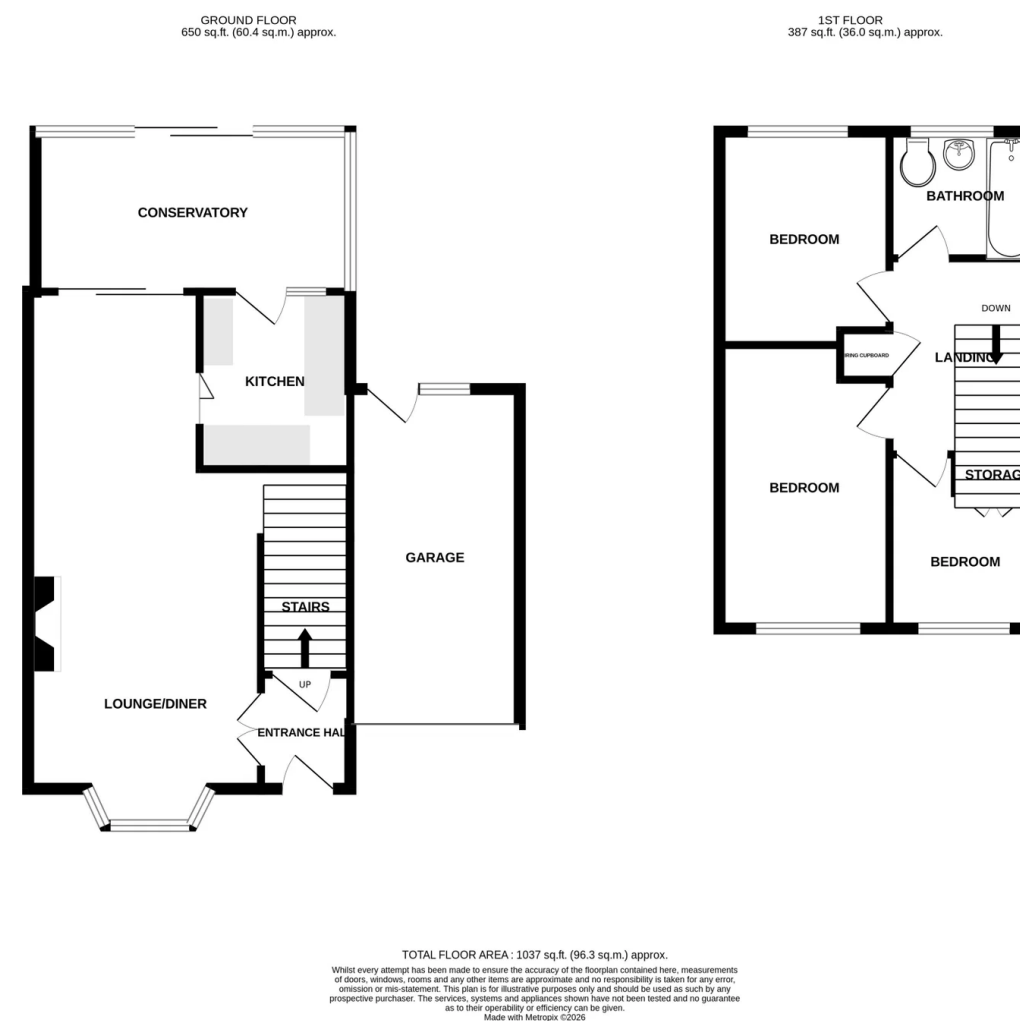
BEDROOM THREE: 3.51m x 3m (11'6" x 9'10") Double glazed window to front aspect; radiator; wood laminate flooring.

BATHROOM/WC: 2.59m x 1.8m (8'6" x 5'11") Fitted with white suite comprising bath; pedestal wash hand basin; WC; tiled walls; tongue and groove ceiling; wood effect flooring; double glazed tilt and turn window with patterned glass.

OUTSIDE: To the front of the property is a patio front garden; driveway providing off road parking to GARAGE. To the rear is a manageable enclosed garden enjoying a sunny aspect with SUBSTANTIAL GARDEN STORE 10'6 x 3'3.

GARAGE: 5.21m x 2.39m (17'1" x 7'10") With up and over door; power and light connected; door giving access to the rear garden.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.