



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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10 Green Close, Exmouth, EX8 3QD

GUIDE PRICE
£330,000
TENURE Freehold



A Beautifully Presented Family Home Conveniently Located Close To Primary And Secondary Schools, Phear Park And Also With In Easy Access Of The Town Centre And Sea Front.

Reception Hall * Ground Floor Cloak Room/WC * Superb Open Plan Kitchen And Dining Room * Attractive Living Room * Three Good Size First Floor Bedrooms * Bathroom/WC * Paved Parking For Two Cars * Landscaped Rear Garden * Upvc Double Glazed Windows And Gas Central Heating * Viewing Recommended

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THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY: With courtesy light; composite front door giving access to:

RECEPTION HALL: A fine entrance to the property with luxury wood effect vinyl flooring; recessed ceiling spotlight; smoke detector; stairs rising to first floor landing with useful understairs storage cupboard beneath; radiator housed in feature radiator cover; cupboard housing water meter and electric consumer unit; feature wood panelled walling to dado rail height. Door to:

GROUND FLOOR CLOAKROOM/WC: Space saver wash hand basin; WC in concealed cistern with push button flush; recessed ceiling spotlighting; ceiling extractor fan.

OPEN PLAN DINING ROOM /KITCHEN: 5.79m x 3.56m (19'0" x 11'8")narrowing in Kitchen Area to 8'0. **KITCHEN:** Fitted with a range of work tops with matching upstands; cupboards, drawer units, integrated washing machine, dishwasher, cupboards and deep drawer units beneath work tops; inset four ring electric hob with glass splashback; chimney style extractor hood over with light; built in oven below; wall mounted cupboards, one housing Ideal gas boiler for hot water and central heating; integrated fridge and freezer with adjoining upright shelved larder style cupboard; Upvc double glazed window overlooking the rear garden; luxury wood effect vinyl flooring throughout. The **DINING AREA** has a feature panelled wall; ceiling downlighters; recessed ceiling LED spotlighting; stylish upright radiator; Upvc double glazed double doors with fitted blinds opening onto the rear garden. Opening to:

LIVING ROOM: 3.66m x 3.45m (12'0" x 11'4") Luxury vinyl wood effect flooring; television point; large concealed fitted shelved storage cupboard; radiator; Upvc double glazed window to front aspect.

FIRST FLOOR LANDING: Linen cupboard with radiator; access to roof space via loft; thermostat control for central heating; wood panel walling to dado rail height.

BEDROOM ONE: 3.73m x 3.45m (12'3" x 11'4") Radiator; Upvc double glazed window to front aspect.

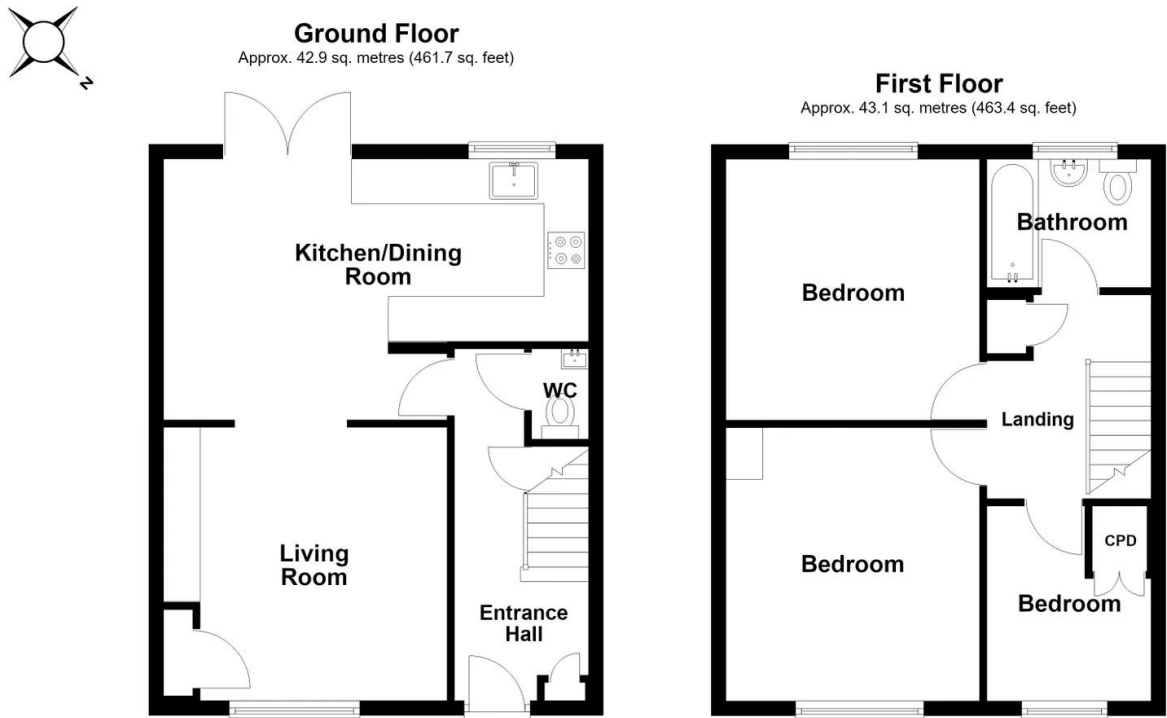
BEDROOM TWO: 3.58m x 3.38m (11'9" x 11'1") A good size second bedroom with radiator in feature radiator cover; Upvc double glazed window to rear aspect.

BEDROOM THREE: 2.77m x 2.26m (9'1" x 7'5")overall measurement. With fitted cupboard over stairwell recess; radiator; feature panel walling to dado rail height; Upvc double glazed window to front aspect.

BATHROOM/WC: 2.29m x 1.75m (7'6" x 5'9") Comprising bath with shower attachment; pedestal wash hand basin; WC with push button flush; chrome heated towel rail; fully tiled walls; luxury wood effect vinyl flooring; Upvc double glazed window with patterned glass; recessed ceiling LED spotlighting; ceiling extractor fan.

OUTSIDE: To the front of the property there is a block paved driveway providing off road parking for two cars. The rear garden is a lovely feature of the property being landscaped, planned with ease of maintenance in mind, fully enclosed and enjoying a sunny aspect, comprising of a composite sun terrace ideal for outside entertaining, artificial lawned level garden leading down to a further decked terrace where a STUDIO/GARDEN ROOM stands (approximately 14'0 x 10'0) providing an excellent area for Office/Studio with power connected and sliding double glazed patio doors. Outside cold water tap and outside lighting. A gate gives rear pedestrian access.

FLOOR PLAN:



Total area: approx. 85.9 sq. metres (925.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk Plan produced using PlanUp.

10 Green Close, EXMOUTH

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.