

Guide Price £415,000

1 Hereford Close, Exmouth, EX8 5QT



- Updated 3 Bedroom (Formerly 4 Bedroom) Detached House • Popular Residential Location
- Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living Room & Sun Room
- Modern Fitted Kitchen / Dining Room • 3 Bedrooms, Master En - Suite & Family Bathroom
- Southerly Facing, Level Rear Garden • Garage & Ample Driveway Parking



Accommodation

Ground Floor

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

Entrance Hall

uPVC double glazed window to side. Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Wall mounted electric trip switch fuse box. Smoke alarm. Doors leading to living room, kitchen / dining room and:

Cloakroom

Obscure uPVC double glazed window to side. Suite comprising low level WC and wall mounted wash hand basin. Tiled splashbacks. Radiator.

Living Room 18'6" (5.64m) x 11'3" (3.43m)

uPVC double glazed window to rear. Focal point of marble fireplace with fitted coal effect gas fire. 2 Radiators. uPVC double glazed sliding patio doors leading to:

Sun Room 10'6" (3.2m) x 10'5" (3.18m)

Dual aspect having uPVC double glazed French doors to side, leading to the enclosed rear garden, further uPVC double glazed window to rear. 2 remote controlled skylights. Radiator.

Kitchen / Dining Room 18'6" (5.64m) x 12'9" (3.89m) Max

Walk - in uPVC double glazed square bay window to front and further uPVC double glazed window to front. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with stainless steel splash back and filter hood above. Built - in eye level double electric oven with grill. Built - in microwave. Integrated dishwasher. Space for freestanding American style fridge / freezer etc. Integrated washing machine. Radiator.

First Floor

Landing

Access to insulated and part boarded loft space, via trap door with ladder. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Smoke alarm. Doors leading to:

Bedroom 1 (Formerly 2 Rooms) 16'6" (5.03m) To Wardrobe x 9'10" (3m)

2 uPVC double glazed windows to front and 2 doors leading to landing, which means you could re - instate a stud wall to create 2 bedrooms. Fitted triple wardrobe to one wall and fitted double wardrobe. 2 radiators. Door leading to:

En - Suite

Obscure uPVC double glazed window to side. Suite comprising shower cubicle with electric shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Radiator. Shaver socket. Extractor fan.

Bedroom 2 11'5" (3.48m) x 9'6" (2.9m)

uPVC double glazed window to rear. Built - in single wardrobe. Radiator.



Bedroom 3 8'11" (2.72m) x 6'9" (2.06m)

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to side. White suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Radiator. Extractor fan.

Externally

To the front of the property is an extensive driveway that provides ample off road parking for several motor vehicles, camper vans, boats or trailers. The remainder of the gardens are then laid to shingle with timber panelled fenced boundaries. The driveway then leads to:

Garage 18'4" (5.59m) x 9'5" (2.87m)

Up and over door to front. Under eaves storage space. Personal door to side leading to garden. Power and light connected.

Southerly Facing Rear Garden

The property further enjoys a level, enclosed and easy to maintain rear garden consisting of a patio area immediately adjacent the property, with the remainder then being laid to artificial grass, both being ideal places for outdoor dining and sitting during the fine weather. Shrub bed providing year round interest and colour. Timber panelled fenced boundaries. Outside power points. Outside lighting. Front pedestrian access, with outside water tap, to side of property via timber garden gate. Timber Greenhouse behind garage.



Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

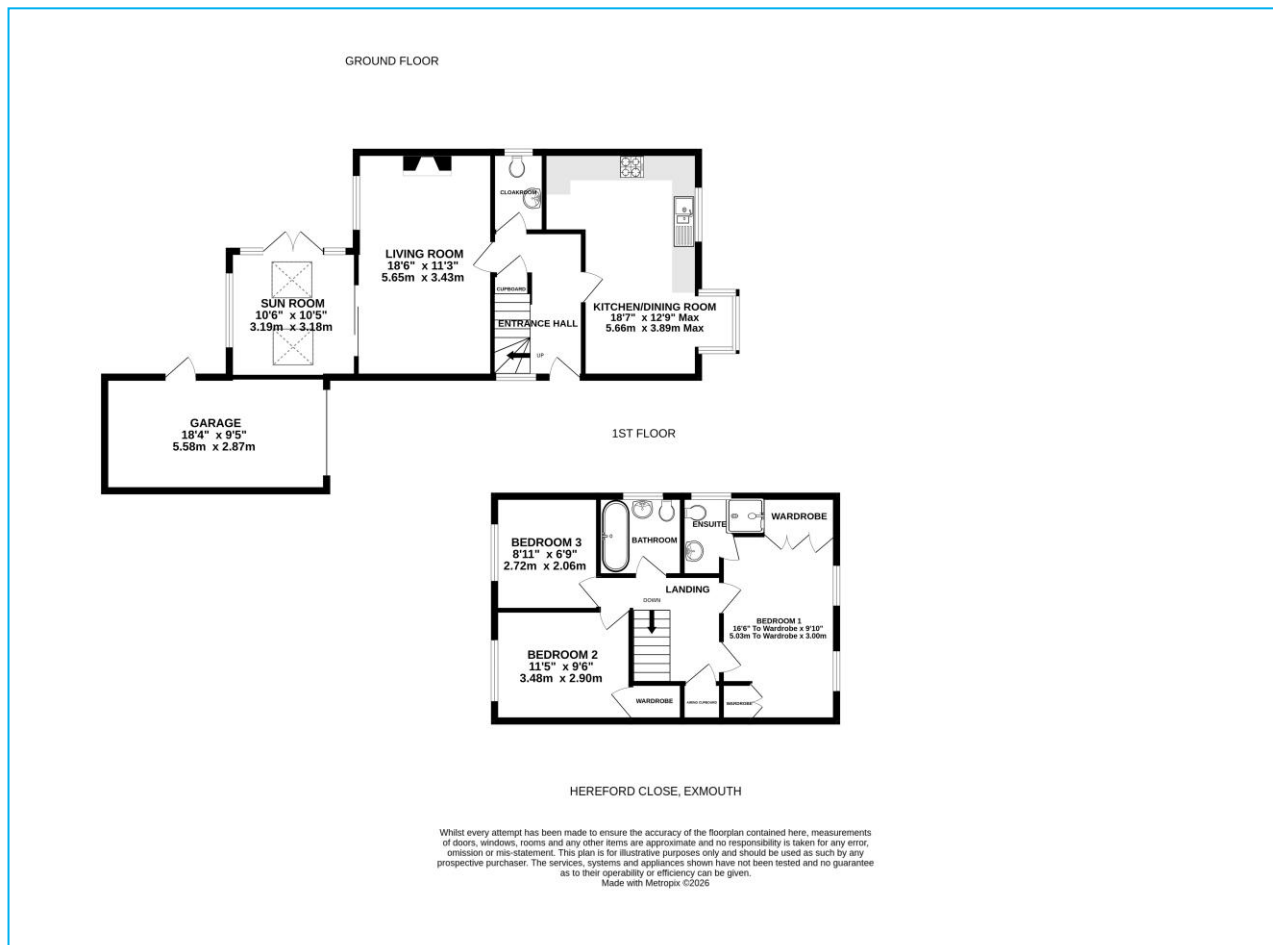
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

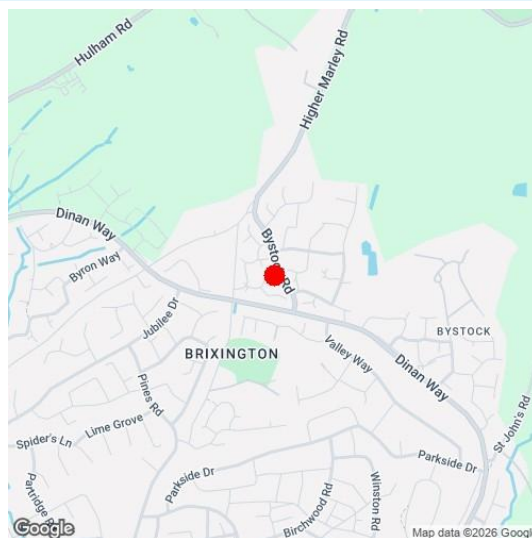
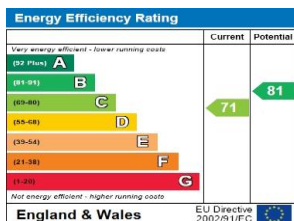
These are draft particulars and are awaiting vendors verification





Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, turn right onto Dinan Way. Take the fourth left onto Bystock Road, where the property will be found on the corner of Hereford Close, identified by our For Sale



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.