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LINKS ESTATE AGENTS

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Guide Price £400,000
25 Durham Close, Exmouth, EX8 5QU







• Spacious 4 Bedroom Detached Family House • Lounge Opening Onto The Garden
• Separate Dining Room • Modern Kitchen With Integrated Appliances • Downstairs Cloakroom/WC
• Family Bathroom/WC • Sunny Aspect Rear Garden • Garage, Forecourt Parking And Driveway.









Accommodation

Ground Floor

Entrance door with outside courtesy light to:

Entrance Hall
Double glazed window to the side. Stairs to first floor. Cupboard under stairs. Radiator. Doors to:

Cloakroom/WC
Port hole style window to the front. Close-coupled WC. Wash hand basin. Tiled splash back. Cupboard below. Radiator.

Lounge 14'0" (4.27m) x 12'4" (3.76m)
Sliding double glazed patio doors opening onto the rear garden. TV aerial point. Radiator.

Dining Room 14'7" (4.45m) x 10'2" (3.1m)
Double glazed window to the front. Radiator. Double glazed door to the side. Opening to:

Kitchen 22'6" (6.86m) Max x 8'6" (2.59m)
extending to 10`0" (3.05m) Double glazed window to the rear, Extensive range of base cupboard and drawer units with eye-level units over. Wooden work top surfaces with breakfast bar area. Inset one and a half bowl sink unit. Integrated twin electric ovens, 5 ring gas hob with cooker hood over, dishwasher and fridge/freezer. Plumbing for washing machine. Radiator. 2 double glazed skylight windows. Door to rear garden.

First Floor

Landing
Double glazed window to the side. Built-in airing cupboard with radiator. Hatch to roof space housing gas fired combination boiler supplying domestic hot water and central heating. Radiator. Doors to:

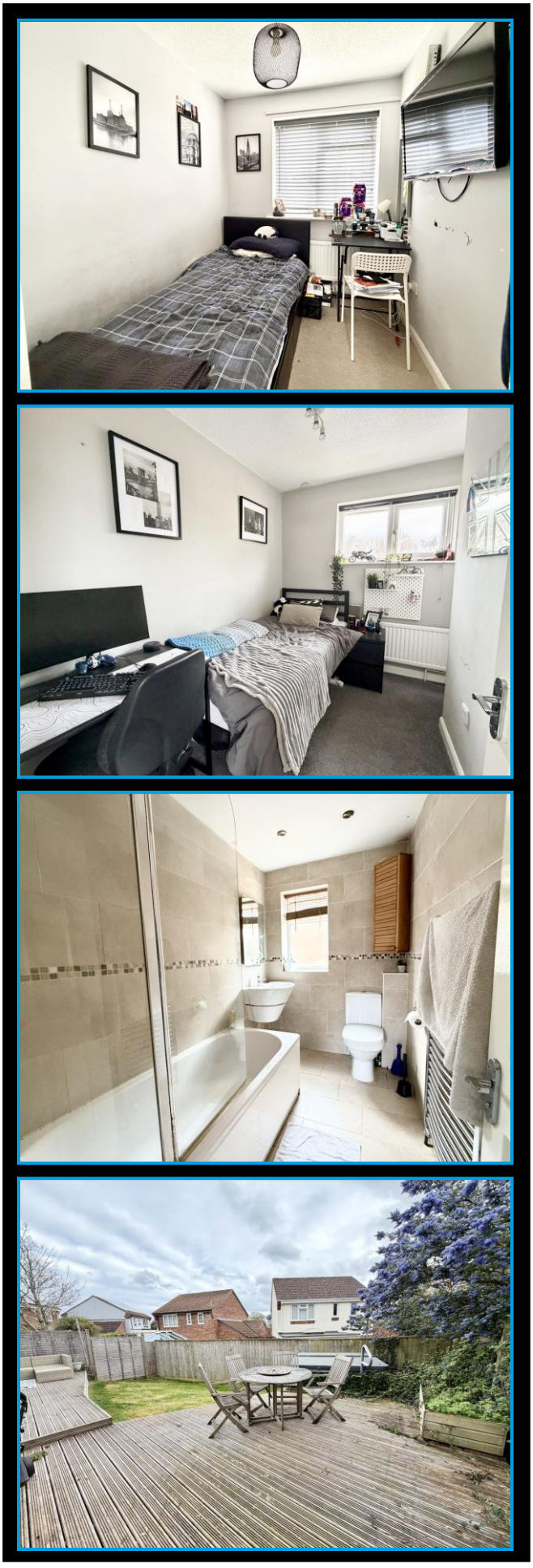
Bedroom 1 14'5" (4.39m) x 9'3" (2.82m)
Double glazed window to the rear. Some distant estuary glimpses. Radiator.

Bedroom 2 11'10" (3.61m) x 9'2" (2.79m)
Double glazed oriel bay window to the front. Radiator.

Bedroom 3 9'3" (2.82m) x 6'4" (1.93m)
Double glazed window to the rear. Radiator.

Bedroom 4 9'1" (2.77m) x 5'10" (1.78m) Plus Recess
Double glazed window to the front. Built-in wardrobe. Radiator.

Bathroom/WC
Double glazed window to the side. Panelled bath. Built-in shower. Glazed shower screen. Close-coupled WC. Wash hand basin. Tiled walls. Heated towel rail.



Externally
To the front of the property is an extensive forecourt hardstanding area providing ample off road parking. Flower and shrub border. Gated access leading down the side of the property into the rear garden. Shared access driveway leading to the garage with paring in front.

Garage
Of single size. Up and over door. Power and light. Courtesy door to the rear garden

Rear Garden
Enclosed and enjoying a sunny aspect. Comprising an extensive area of decking providing areas for outdoor dining and sitting, opening onto an area of lawned garden. External power points. Space for a hot tub (available via separate negotiation).

Tenure
The property is FREEHOLD

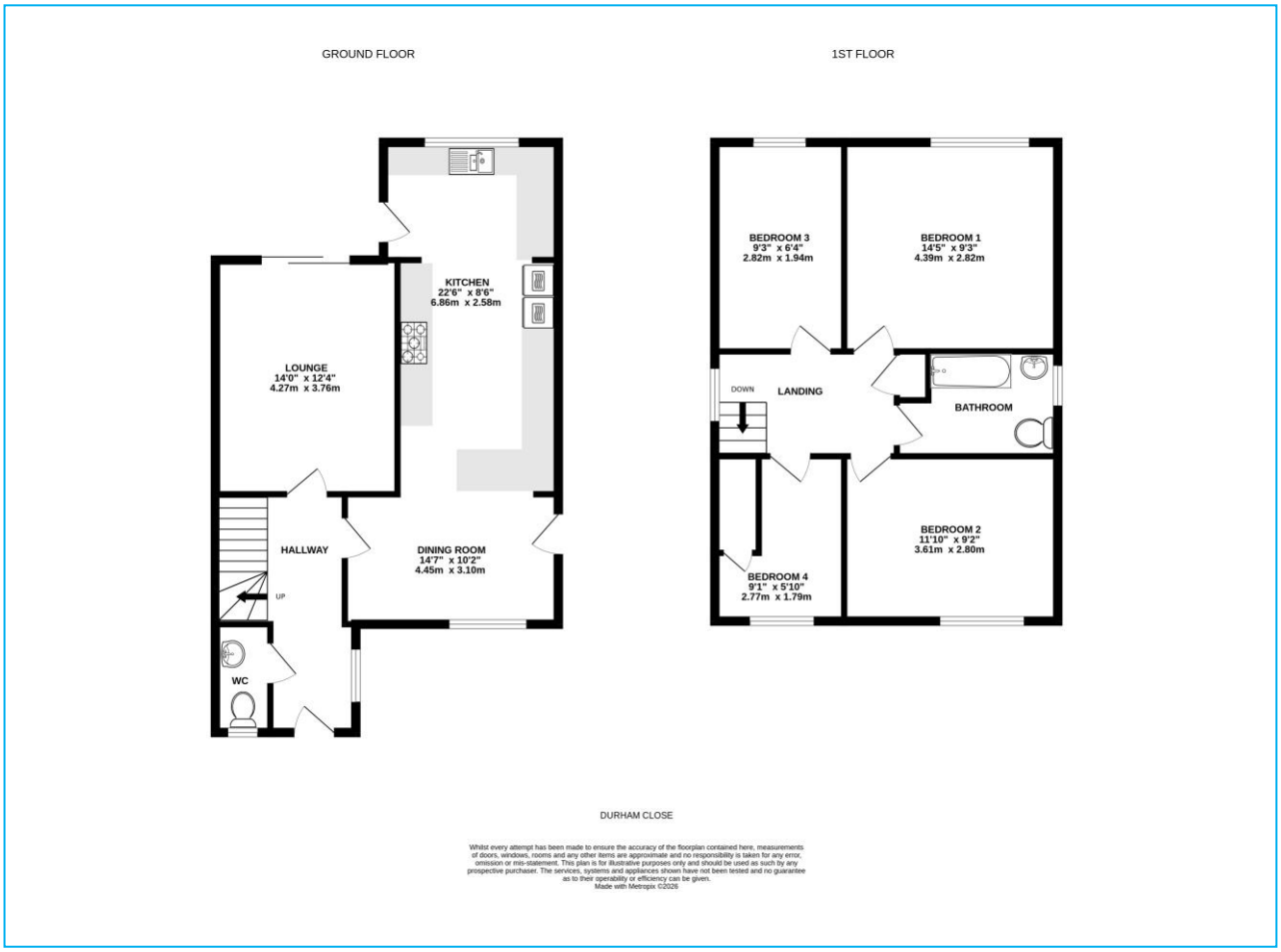
Services
All mains services are connected. Council Tax Band E

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

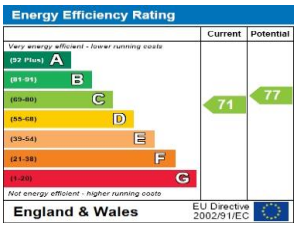
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Agents Note
Please note these are draft particulars and are awaiting vendors verification.



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 into Hulham Road (Honiton/Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the new roundabout, turn right into Dinan Way. Take the 2nd turning left into Bystock Road and second left into Durham Close.





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 guidline 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.