

Guide Price £650,000

8 Lincoln Close, Exmouth, EX8 5QN



- Immaculate Detached House In Cul-De-Sac • Gas Central Heating, Double Glazed, Owned Solar Panels
- Ground Floor Cloakroom, Bay Fronted Living Room • 26' bespoke Kitchen / Dining Room With Neff Appliances, Utility Room • 4 First Floor Bedrooms, All With Fitted Wardrobes • Modern Fitted En-Suite & Family Bathroom
- Double Garage & Brick Paved Driveway • Landscaped Rear Garden - NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to composite front entrance door with outside lighting leading to:

Entrance Porch

uPVC double glazed windows to front and side on dwarf brick walls. Obscure uPVC double glazed door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Wooden flooring. Smoke alarm. Doors leading to living room, kitchen / dining room and utility room.

Living Room 20'8" (6.3m) Into Bay x 11'9" (3.58m)

Walk - in uPVC double glazed square bay window to front. Focal point of marble fireplace with fitted coal effect gas fire. Radiator. Obscure double doors leading to:

Kitchen / Dining Room 26'5" (8.05m) x 9'9" (2.97m)

Half obscure uPVC double glazed external door side that leads to the rear garden, double glazed sliding patio doors leading to rear garden and further double glazed window to rear. Good range of Bespoke, German engineered cupboard and drawer storage units with Quartz work surfaces, matching up stands and breakfast bar. Inset stainless steel one and a half bowl sink with mixer tap and worktop drainer. Integrated Neff appliances of 4 ring gas hob with filter hood above, double electric oven, grill and microwave to side and integrated dishwasher. Space for freestanding American style fridge / freezer etc. Under wall unit lighting. 2 Radiator's. Inset ceiling lights. Wooden flooring.

Utility Room 7'0" (2.13m) x 4'4" (1.32m)

Cupboard storage units with roll edged worksurface. Stainless steel single sink and drainer unit with mixer tap. Splash back's to wall. Space and plumbing for washing machine. Wooden flooring. Sensor light. Personal door leading to garage and door leading to:

Cloakroom

Obscure uPVC double glazed window to side. Modern fitted white suite of low level WC and vanity wash hand basin. Splashback's to dado height. Wooden flooring.

First Floor

Landing

Access to insulated and part boarded loft space via trap door with ladder. Airing cupboard housing the hot water cylinder with slatted shelving. Smoke alarm. Doors leading to all 4 bedrooms and family bathroom.

Bedroom 1 13'1" (3.99m) To Wardrobe x 12'0" (3.66m)

uPVC double glazed window to front with distant Sea views. Built - in double wardrobe. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to side. Modern fitted white suite double shower cubicle with thermostatically controlled shower unit and splashback to ceiling height. Low level WC. Double vanity wash hand basin with 2 fitted mirrored storage cupboards above. Heated towel rail. Inset ceiling lights.

Bedroom 2 11'11" (3.63m) x 9'10" (3m)

uPVC double glaze window to rear. Built - in double wardrobes. Radiator.



Bedroom 3 11'11" (3.63m) x 9'10" (3m)

uPVC double glaze window to rear. Built - in double wardrobes. Radiator.



Bedroom 4 10'9" (3.28m) x 7'7" (2.31m)

uPVC double glaze window to front with distancing views. Built - in double wardrobe. Radiator.

Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail. Inset ceiling lights.

Externally

The open plan Front Garden is laid to lawn with a double width brick paved driveway providing ample off-road parking and also leads to the garage. Outside meter boxes to side.

Double Garage 16'8" (5.08m) x 16'6" (5.03m) Max

2 remote controlled roll up and over doors to front. Obscure uPVC double glazed external door, with double glazed window adjacent, leading to rear garden. Wall mounted gas fired boiler that supplies the central heating and domestic hot water. Wall mounted electric trip switch fuse box. Type 2 EV charging point. Access to loft storage space. Power and light connected.

Rear Garden

The property enjoys a good sized, enclosed and reasonably private, landscaped Rear Garden. There is a patio area, which is ideal for outdoor dining and sitting during the fine weather to the front and rear of the garden. The remainder of the gardens are then laid to decorative Stone chipping areas with evergreen planting. Timber panelled fenced boundaries. Outside lighting. Outside power points. Outside water tap. Timber garden shed. Front pedestrian access to either side of the property via timber garden gates.



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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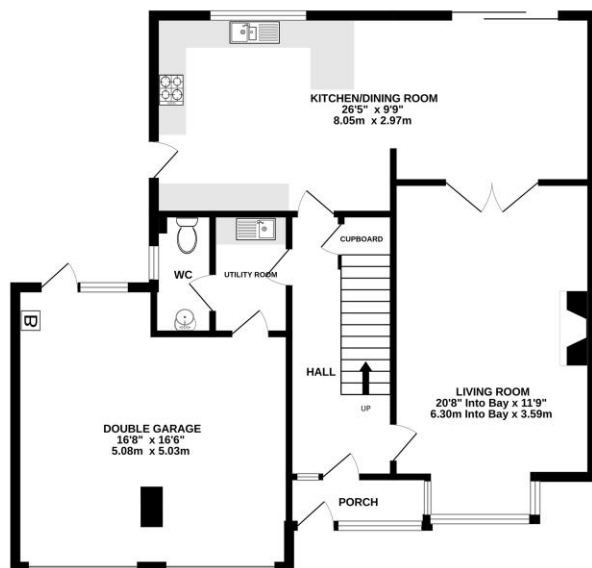


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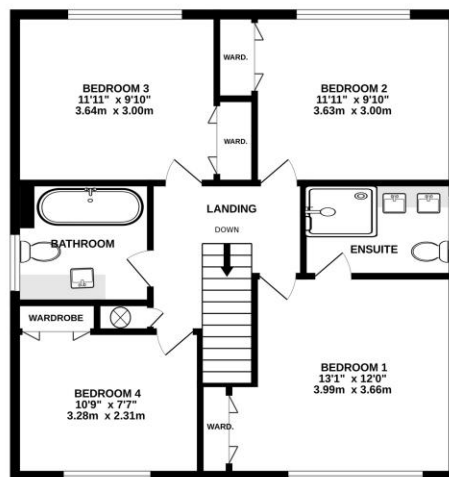
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GROUND FLOOR



1ST FLOOR



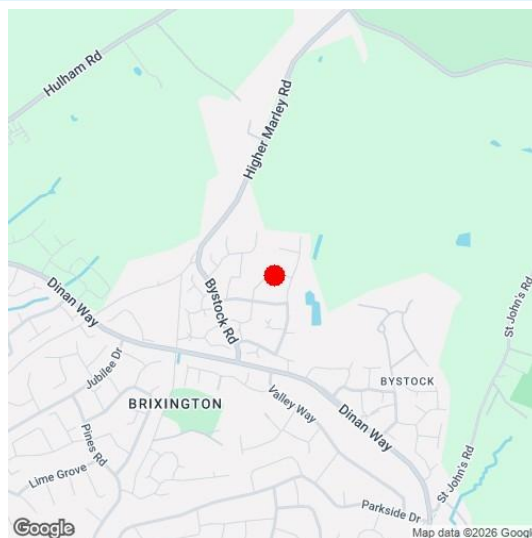
LINCOLN CLOSE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 2nd left into Bystock Road and second right into Truro Drive. Turn left into Canterbury Way and left again into Lincoln Close where the property will be found on the right hand side.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	86	89



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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.

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