



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	72	
(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	
WWW.EPC4U.COM			

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3 Larch Close, Exmouth, EX8 5NQ

GUIDE PRICE
£249,950
TENURE Freehold



A Two Bedroom Mid-Terraced House Situated In A Popular Cul-De-Sac Location With Easy Reach Of Local Schools, Shops And Doctors Surgery With An Allocated Parking Space Close-by

Entrance Porch * Lounge/Dining Room * Modern Kitchen/Breakfast Room
Two Bedrooms * Bathroom/Wc * Gas Central Heating * Upvc Double Glazed Windows * Enclosed Rear Garden * Allocated Parking Space Nearby
Ideal First Time Purchase

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door with patterned glass inset, outside courtesy light, giving access to:

ENTRANCE HALL: uPVC double glazed window to side aspect, electric consumer unit, shelf and hanging display, spotlighting to ceiling, wood-effect laminate flooring, smoke detector, door to:

LOUNGE/DINING ROOM: 5.13m x 3.63m (16'10" x 11'11") uPVC double glazed window to front aspect, corner shelving, display shelf, wood-effect laminate flooring, feature panelling walls, radiator, TV point, understairs storage cupboard, picture display lighting, ceiling spotlights, door to:

KITCHEN: 3.61m x 2.13m (11'10" x 7'0") Modern fitted kitchen with cupboards and drawer units below, ceramic one and a half bowl sink unit with brushed brass mixer tap with swivel spout, plumbing for washing machine and dryer, electric cooker point, wall units, integrated fridge and freezer, tiled mosaic surrounds, glass fronted display cabinet, central ceiling light, laminate flooring, radiator, Ideal combination boiler for hot water and central heating in cupboard, uPVC double glazed window overlooking the rear garden, uPVC double glazed door giving access to rear garden.

FIRST FLOOR LANDING: Stairs rising to first floor, handrail, smoke detector, spotlighting to ceiling. Part boarded loft space with light.

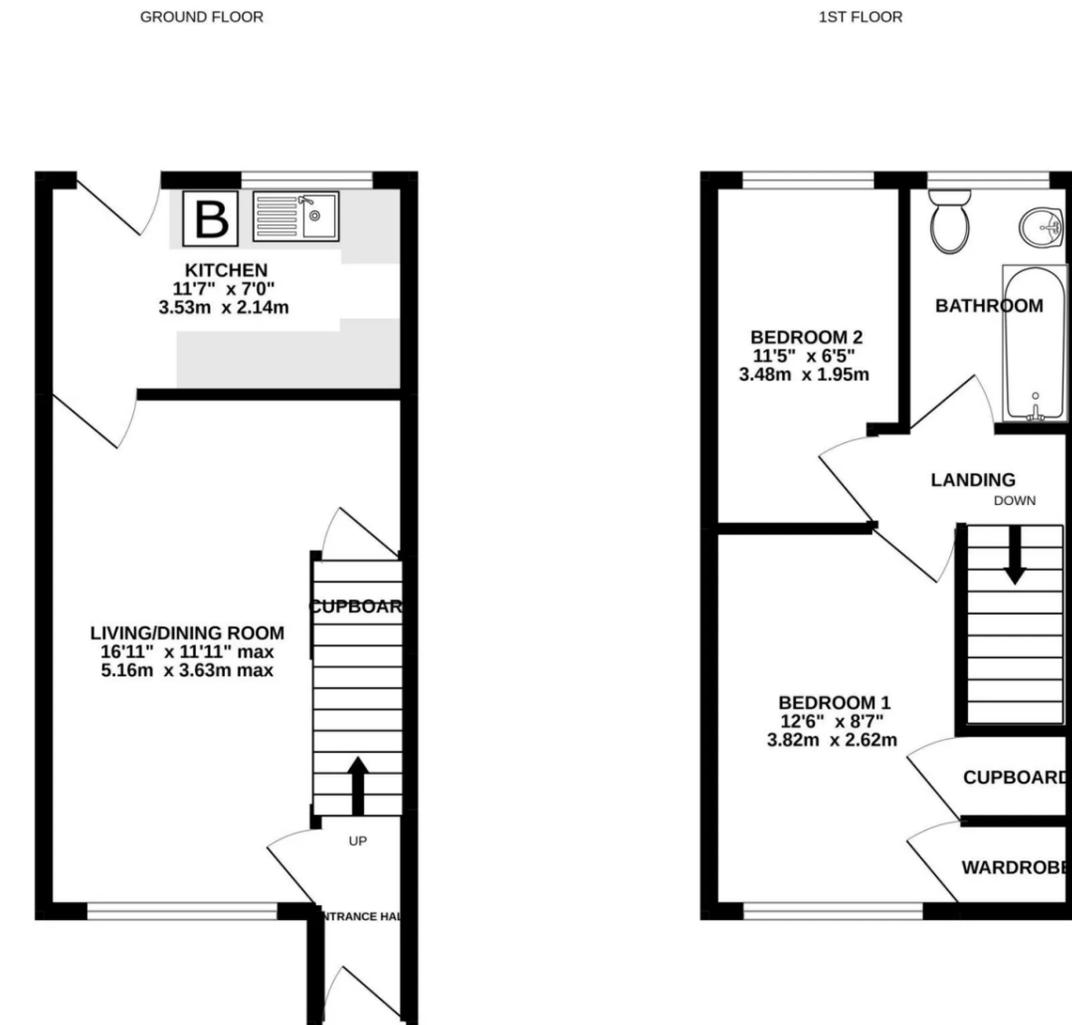
BEDROOM 1: 3.81m x 2.62m (12'6" x 8'7") uPVC double glazed window to front aspect with views over the countryside beyond. Wardrobe with built-in cupboard, shelving and hanging rail, further cupboard over stairs with shelving, TV aerial point, radiator.

BEDROOM 2: 3.48m x 1.96m (11'5" x 6'5") uPVC double glazed window overlooking the rear garden, fitted display shelving, radiator, central ceiling spotlighting.

BATHROOM/WC: 2.46m x 1.52m (8'1" x 5'0") Comprising of modern suite with bath having rainfall shower and detachable hose, mixer taps, shower screen, pedestal wash hand basin with mixer tap, mirror fronted cabinet above and storage cupboard below, WC with push button flush, fully tiled surrounds, chrome heated towel rail, obscure uPVC double glazed window to rear.

OUTSIDE: To the front of the property steps lead up to the front door, where there is a raised stone chipped area and decking area. To the rear there is an area of decking, steps up to a raised paved patio area and pedestrian gate. Outside water tap. There is an allocated parking space located nearby.

FLOOR PLAN:



3 LARCH 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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