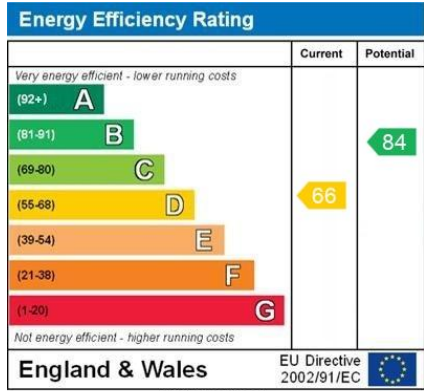




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12 Sylvan Close, Exmouth, EX8 3BQ

GUIDE PRICE
£375,000
TENURE Freehold



A Beautifully Presented And Extended Semi Detached Family Home
Enjoying A Tucked Away Yet Convenient Location With Ample Parking,
Garage, And Beautiful Landscaped Gardens

Large Entrance/Reception Hall * Attractive Living Room * Stylish Modern
Kitchen/Dining Room * Ground Floor Bathroom/Wc * Three First Floor
Bedrooms, Stylish First Floor Shower Room/Wc * Upvc Double Glazed
Windows * Gas Central Heating * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Open entrance porch with courtesy light, composite front door with frosted window inset giving access to:

RECEPTION HALLWAY: Providing a fine entrance to the property with recessed ceiling spotlighting, uPVC double glazed door giving access to the rear garden, uPVC double glazed window to side aspect, contemporary style radiator, electric consumer unit, stairs rising to first floor landing.

LIVING ROOM: 3.86m x 3.71m (12'8 x 12'2) A most attractive room with bespoke design storage cupboards with wood display shelf over and TV point, contemporary style radiator, recessed ceiling led spotlighting, uPVC double glazed window to front aspect.

KITCHEN/DINING ROOM: 4.78m x 3.15m (15'8 x 10'4) A bright and stylishly fitted room, fitted with patterned work surfaces with tiled surrounds, cupboards, drawer units, quartz single drainer one and a half bowl sink unit with mixer tap, dishwasher, tumble dryer space, plumbing for automatic washing machine beneath worktops, fridge and freezer, space for American style fridge/freezer, built-in oven with cupboards above and below, induction hob with fold-up chimney style extractor hood with light, wall mounted cupboards, TV point, recessed ceiling led spotlighting, storage cupboard, access to understairs storage cupboard with light, contemporary style upright radiator, uPVC double glazed window overlooking the rear garden, uPVC double glazed french patio doors opening onto the rear garden.

GROUND FLOOR BATHROOM/WC: 1.88m x 1.68m (6'2 x 5'6) Fitted with a whirlpool bath with tiled surround, pedestal wash hand basin with chrome mixer tap, WC with push button flush, wall mounted medicine cabinet, electric heater, contemporary style heated towel rail, recessed ceiling spotlighting, extractor fan, two sets of uPVC double glazed windows with patterned glass.

FIRST FLOOR LANDING: Access via loft ladder to roof space, contemporary style radiator, uPVC double glazed window to side aspect, recessed ceiling spotlighting, linen cupboard over stairwell recess. (The roof space also houses the gas boiler for hot water and central heating.)

BEDROOM 1: 3.25m x 2.90m (10'8 x 9'6) Built-in range of wardrobes with clothes rails and fitted drawer units and shelving, chest of drawers, bedside tables, contemporary style radiator, TV point, recessed ceiling led spotlighting, uPVC double glazed window with fitted blinds enjoying a pleasant open outlook.

BEDROOM 2: 3.20m x 2.90m (10'6 x 9'6) Recessed ceiling spotlighting, contemporary style radiator, uPVC double glazed window with fitted blinds.

BEDROOM 3: 2.16m x 2.01m (7'1 x 6'7) Feature wood flooring, contemporary style radiator, recessed ceiling spotlight, uPVC double glazed window to front aspect.

SHOWER ROOM/WC: 1.93m x 1.63m (6'4 x 5'4) Beautifully fitted with quality suite comprising of a oversized easy of access shower tray with central shower unit incorporating rainfall shower and detachable shower head hose, attractive tiling to splash prone area, pedestal wash hand basin with matching splashback with fitted mirror over, with integrated light, WC with push button flush, wall mounted medicine cabinet, uPVC double glazed window with patterned glass, recessed ceiling spotlighting.

OUTSIDE: Enjoying a tucked away location the property enjoys a lawned front garden edged with shrub beds, edged with decorative stone area with steps leading up to the front door. A driveway provides off road parking which leads to the attached single GARAGE with outside lighting. To one side of the driveway is a further gravelled area providing additional parking if required. Wooden side gate and block paved side garden area leads through to the rear garden which is a delightful feature of the property, beautifully landscaped comprising of a large block paved sun terrace, providing an ideal entertaining area with sun canopy, outside lighting and outside cold water tap. There is a level lawned area of garden edged with colourful flower and shrub beds.

GARAGE: 5.54m x 2.74m (18'2 x 9'0) Up and over door, power and light connected, tiled floor, double glazed window, uPVC double glazed door gives access to a covered area which in turn leads through to the rear garden.

FLOOR PLAN:



Total floor area 95.6 m² (1,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com