



19 Exmoor Close, Whiteley, PO15 7DF

Asking Price £340,000



Exmoor Close |
Whiteley | PO15 7DF
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W&W are delighted to offer for sale this well presented three bedroom end of terraced home situated in a tucked away position with green views. The property enjoys three bedrooms, lounge, modern kitchen/dining room, modern bathroom & en-suite shower room to the main bedroom. Outside, the property sits on an enviable corner plot providing landscaped front & rear gardens as well as allocated parking for two vehicles.

Exmoor close is a quiet cul de sac with 'Clydesdale Park' beyond in Whiteley. The 'Ofsted Outstanding' Primary School alongside local amenities including Co Op, takeaways, hairdressers and community centre within walking distance, as is Swanwick train station. Whiteley Shopping Centre is less than a 10 minute drive away providing Tesco & a variety of eateries.





Well presented three bedroom end of terraced home situated in a tucked away position within a quiet cul de sac

Entrance hall enjoying attractive mosaic style flooring

Lounge with window to the front

Modern kitchen/dining room enjoying attractive cabinets, wood effect worktops, under stairs storage cupboard & patio doors opening out to the rear garden

Integrated appliances include, oven, hob & fridge/freezer with space/plumbing for additional appliances

Main bedroom benefitting from twin windows, built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite

Two additional bedrooms both benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped rear garden enjoying porcelain tiled patio areas, area laid to lawn with display shrubbery, feature tikki bar to remain & side access

Allocated parking for two vehicles in the nearby carpark

Walking distance to local parks, schools & further amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds -
<https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
369 sq ft. (34.2 sq.m.) approx.

1st Floor
368 sq ft. (34.2 sq.m.) approx.

W&W

TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(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		

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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