



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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17 Ashfield Close, Exmouth, EX8 4HE

GUIDE PRICE
£259,950
TENURE Freehold



A Well Presented Three Bedroom Mid Terrace House, Quietly Located Close To Fields And Amenities

Gas Central Heating * Double Glazed Windows * Lounge/Dining Room
Modern Kitchen * Stylish Bathroom Suite * Landscaped Easy To Maintain
Gardens * Super Family Home

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THE ACCOMMODATION COMPRISES: uPVC double glazed door with patterned double glazed window inset with matching picture window side screen to:

RECEPTION HALL: Recessed ceiling spotlight, cupboard housing electric consumer unit, gas meter and electric meter, glazed panelled door to:

LOUNGE/DINING ROOM: 5.36m x 4.29m (17'7" x 14'1") A spacious room with uPVC double glazed window to front aspect, two radiators, TV point, recessed ceiling spotlighting, wood flooring, staircase rising to first floor landing, useful understairs recess, glazed panelled door to:

KITCHEN: 4.24m x 2.51m (13'11" x 8'3") A spacious modern fitted kitchen with solid wood worktops incorporating a breakfast bar area with tiled surrounds, cupboards, drawer units, integrated dishwasher, plumbing for automatic washing machine and space for tumble dryer beneath worktops. Inset ceramic single drainer sink unit, inset four ring gas hob with tiled splashback, stainless steel chimney style extractor hood over with light, built-in oven with cupboards above and below, space for upright fridge/freezer, wall mounted cupboards – one of which housing the gas boiler for hot water and central heating, radiator, tiled flooring, double glazed window and door overlooking the rear garden.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM 1: 4.27m x 2.69m (14'0" x 8'10") A bright good size main bedroom with two double glazed windows to front aspect, radiator, fitted wardrobe with clothes rail.

BEDROOM 2: 3.28m x 2.31m (10'9" x 7'7") Radiator, double glazed window to rear aspect.

BEDROOM 3: 2.29m x 1.85m (7'6" x 6'1") Radiator, double glazed window to rear aspect.

BATHROOM/WC: 2.29m x 2.26m (7'6" x 7'5") Spacious, stylishly fitted bathroom suite comprising; bath with shower unit, fixed rainfall shower head hose and detachable hose, family style wash hand basin, fitted mirror, WC with push button flush, chrome heated towel rail, beautifully tiled walls with co-ordinated flooring, ceiling extractor fan, recessed ceiling spotlighting.

OUTSIDE: Enjoying a quiet tucked away location the property is approached via pedestrian gate and pathway giving access to the property with artificial lawned front garden. To the rear is a fully enclosed garden with rear pedestrian gate, landscaped and planned with ease of maintenance in mind comprising of artificial lawned garden, patio sun terrace areas, ideal for outside entertaining, timber GARDEN SHED, cold water tap.

AGENTS NOTE: We understand from the vendor that the property benefits from full fibre broadband.

FLOOR PLAN:



Total area: approx. 70.5 sq. metres (758.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only.
Floorplan carried out by epsolutions.co.uk
Plan produced using PlanUp.

17 Ashfield Close, EXMOUTH