



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(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		
www.epc4u.com		

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50 Gibson Close, Exmouth, EX8 4BU

GUIDE PRICE
£259,950
TENURE Freehold



A Mid Terrace Three Bedroom House With Attractive Gardens And Garage, Located In A Popular Area Close To Primary School And Amenities

Entrance Porch * Lounge * Kitchen/Dining Room * Three Bedrooms
Bathroom/Wc * Double Glazed Windows * Gas Central Heating
Solar Panels

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THE ACCOMMODATION COMPRISES: uPVC front door to:

ENTRANCE PORCH: Inner glazed panelled door to:

LOUNGE: 4.78m x 4.01m (15'8" x 13'2") Staircase rising to first floor landing, TV point, radiator.

KITCHEN/DINING ROOM: 4.78m x 3.43m (15'8" x 11'3") narrowing to 2.54m (8'4") Fitted with worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine beneath, wall mounted cupboards, single drainer sink unit, gas hob with built-in oven below and extractor hood over, wall mounted boiler for hot water and central heating, double glazed window overlooking rear garden, double glazed double doors opening onto the rear garden, access to good size storage cupboard, radiator, tiled flooring.

FIRST FLOOR LANDING: Access to roof space, linen cupboard.

BEDROOM 1: 4.19m x 2.64m (13'9" x 8'8") Double glazed window to front aspect, built-in range of wardrobes incorporating range of dressing table unit with fitted mirror over, radiator, double glazed window to front aspect.

BEDROOM 2: 3.3m x 2.34m (10'10" x 7'8") plus recess. Double glazed window to rear aspect, radiator.

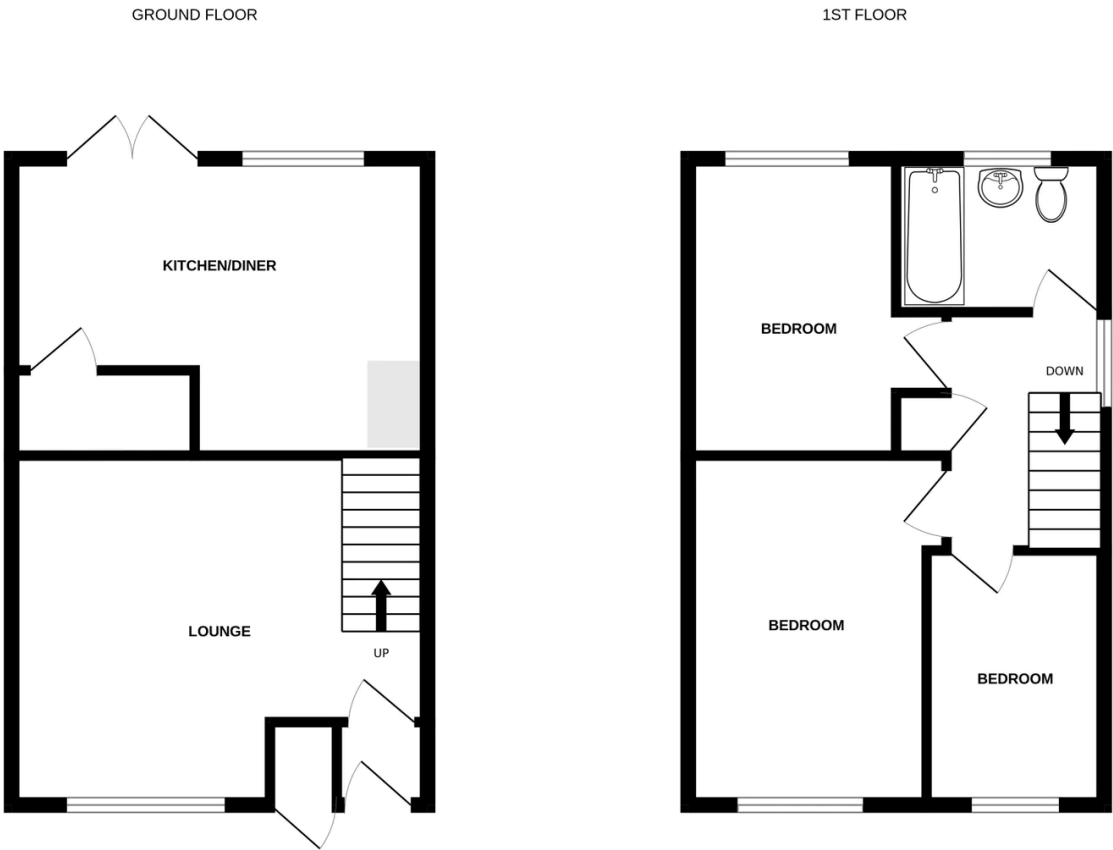
BEDROOM 3: 2.87m x 2.06m (9'5" x 6'9") Radiator, double glazed window to front aspect.

BATHROOM/WC: 2.31m x 1.88m (7'7" x 6'2") Bath with shower unit over, shower screen, pedestal wash hand basin, WC tiling to splash prone areas, medicine cabinet, chrome heated towel rail, double glazed window with patterned glass.

OUTSIDE: To the front of the property is the front garden with pathway leading to the property with access to outside store. The rear garden is a lovely feature of the property, enjoying a sunny aspect and high degree of seclusion, laid to lawn with patio area, well stocked and colourful flower and shrub beds, shed, outside water tap.

GARAGE: Located in a block close by.

FLOOR PLAN:



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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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.