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LINKS
ESTATE AGENTS

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Guide Price £455,000

28 Lipscomb Avenue, Exmouth, EX8 2FL



- Well Proportioned Semi Detached House • Built In 2020 Within Sought After Plumb Park
- Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Bay Fronted Sitting Room
- Kitchen / Dining Room With Appliances, Separate Utility Room • 4 Bedrooms, Master En-Suite & Family Bathroom • Driveway For 2 Vehicles, Good Sized Garage • Southerly Facing Rear Garden Including Hot Tub



Accommodation

Ground Floor

Composite front entrance door, beneath storm canopy with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage area. Radiator. Cupboard housing the electric meter and trip switch fuse box. Smoke alarm. Wall mounted central heating thermostat. Doors leading to sitting room, kitchen / dining room and:

Cloakroom

Modern fitted white suite of low level WC and pedestal wash hand basin. Radiator.

Sitting Room 21'9" (6.63m) Into Bay x 11'11" (3.63m)

Walk - in square bay window to front. 2 radiators.

Kitchen / Dining Room 18'9" (5.72m) x 10'11" (3.33m)

Double glazed French doors leading to rear garden with windows to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with filter hood above and eye level double electric oven. Integrated dishwasher. Integrated fridge and freezer. The freestanding island in situ is available via separate negotiation. Plinth lighting. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. 2 radiators. Useful cloaks storage cupboard. Door leading to:

Utility Room 7'4" (2.24m) x 5'0" (1.52m)

Cupboard storage units with roll edged work surface and matching up stands. Stainless steel single sink and drainer unit and mixer tap. Integrated washer dryer.

First Floor

Galleried Landing

Access to insulated and part boarded loft space. Radiator. Smoke alarm. Doors leading to all 4 bedrooms and family bathroom.

Bedroom 1 18'9" (5.72m) Into Bay x 10'10" (3.3m)

Walk - in square bay window to front. Radiator. Door leading to:

En-Suite

Modern fitted white suite of double shower cubicle with splash screen doors, electric shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Shaver socket.

Bedroom 2 11'6" (3.51m) x 9'2" (2.79m)

Window to rear gaining lovely views of the Maer Valley. Radiator.



Bedroom 3 10'9" (3.28m) Into Recess x 9'3" (2.82m)

Window to rear gaining those far reaching Maer Valley views. Radiator.

Bedroom 4 7'8" (2.34m) x 7'2" (2.18m)

Window to front. Radiator.

Bathroom

Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, splash screen door and tiling to ceiling height, low level WC and pedestal wash hand basin. Radiator.

Externally

The Front Garden is laid to lawn with hedge screen to front and side. A flagstone pathway leads to the front entrance door. A driveway to the side of the property, with an EV charging point, then leads to:

Garage 21'1" (6.43m) x 10'4" (3.15m)

Up and over door front. Under eaves storage space. Power and light connected.

Southerly Facing Rear Garden

The property enjoys a reasonably private, enclosed and Southerly facing, landscaped Rear Garden. There is a good sized Flagstone patio area immediately adjacent the property, ideal for outdoor dining and sitting during the fine weather. 2 steps then lead down to remainder of the garden which is laid to artificial grass. Various shrub and herbaceous beds and borders providing year round interest and colour. Timber panelled fenced boundaries. Outside lighting. Outside water tap. To the rear of the garden, the hot tub in situ is included in the sale. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. EV point connected. Council Tax Band E

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

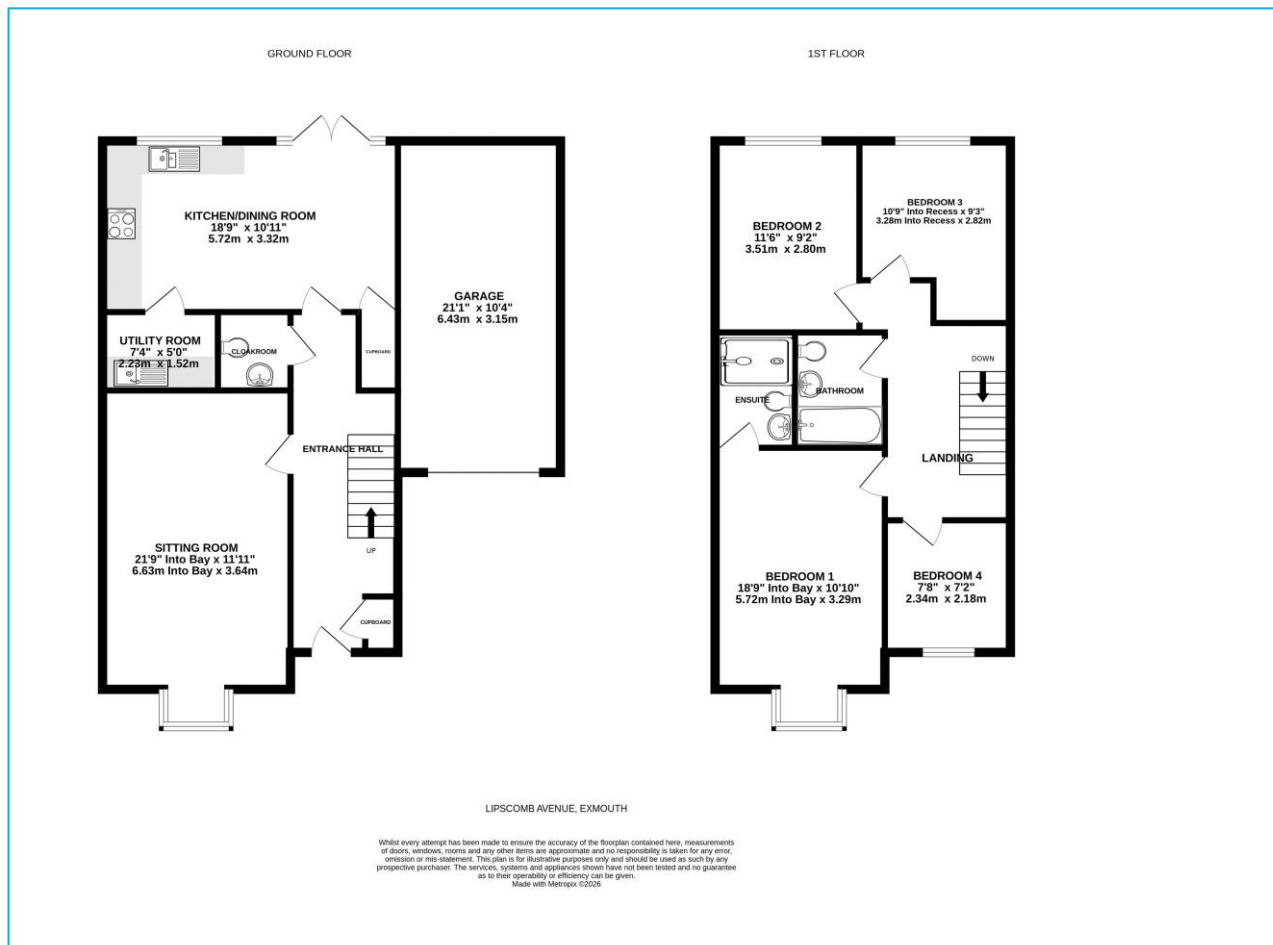
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

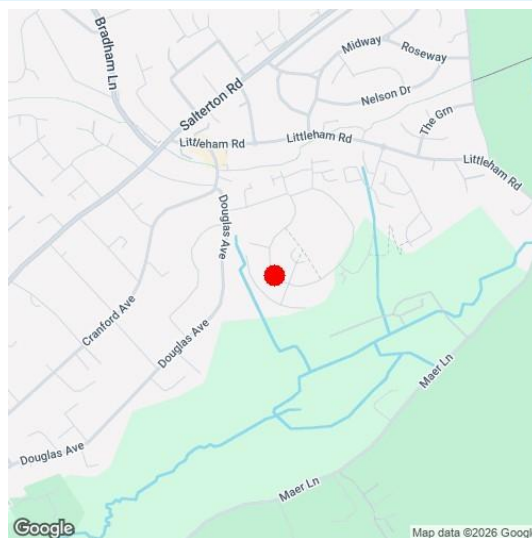




Directions

From our prominent Town Centre office, turn left into Rolle Street, continuing into Rolle Road. Proceed straight ahead at the roundabout into Douglas Avenue, passing The Deaf Academy. Continue along this road, passing the Devon Court Hotel and after approx 1 mile, turn right into Buckingham Close and into "Plumb Park". Take the first right into Plumb Park Avenue and continue into Lipscomb Avenue, where the property will be found on the right hand side, clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
	94
	85
England & Wales EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.