

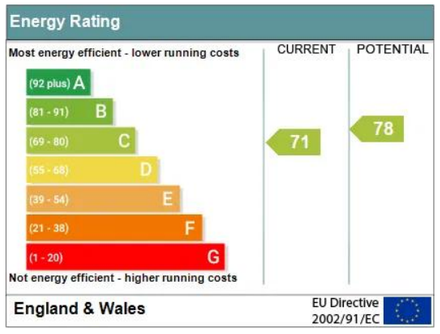












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4 Yew Tree Close, Exmouth, EX8 5NF

GUIDE PRICE
£240,000
TENURE Freehold



A Mid Terrace House Located In A Favoured Cul-De-Sac Close To A Range Of Amenities

Entrance Porch * Lounge/Dining Room * Kitchen * Two First Floor Bedrooms
Modern Bathroom Suite * Sunny Aspect Rear Garden * Garage In A Block
Double Glazed Windows * Gas Central Heating
Excellent First Time Purchase

rightmove

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THE ACCOMMODATION COMPRISES: Double glazed front door with patterned glass to:

ENTRANCE PORCH: Double glazed windows with matching glass, together with double glazed inner door giving access to:

LOUNGE/DINING ROOM: LOUNGE AREA: 4.83m x 3.48m (15'10" x 11'5") With wood laminate flooring, radiator, TV point, double glazed window to front aspect, staircase rising to first floor landing with useful understairs recess. **DINING AREA:** 3.05m x 2.41m (10'0" x 7'11") Wood laminate flooring, radiator, sliding double glazed patio doors opening onto the rear garden, glazed panel door to:

KITCHEN: 2.24m x 2.74m (7'4" x 9'0") Worktops with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine beneath, inset single drainer sink unit, gas cooker point with extractor hood over, wall mounted cupboards, space for upright fridge/freezer, Baxi back boiler for hot water and central heating, upright storage cupboard, double glazed window to rear aspect with estuary and coastline glimpses.

FIRST FLOOR LANDING: Access to roof space.

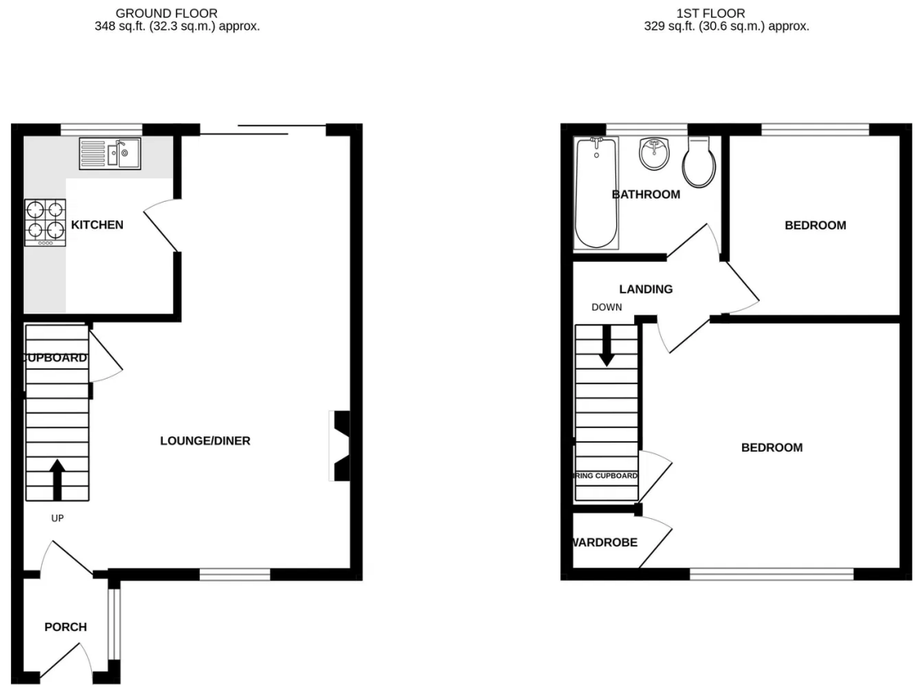
BEDROOM 1: 3.86m x 3.53m (12'8" x 11'7") Wood laminate flooring, radiator, double glazed window to front aspect, airing cupboard with lagged water cylinder and shelving, fitted wardrobe.

BEDROOM 2: 2.95m x 2.69m (9'8" x 8'10") Wood laminate flooring, radiator, double glazed window to rear aspect gaining excellent views to the estuary and coastline beyond.

BATHROOM/WC: 1.8m x 1.65m (5'11" x 5'5") Comprising bath with Mira shower unit over, shower curtain and rail, wash hand basin set in display surface with cupboards and WC beneath with concealed cistern and push button flush, tiling to splash prone areas, double glazed window with patterned glass, heated towel rail.

OUTSIDE: To the front of the property is a lawned garden with patio pathway to the front door. To the rear is a Southerly aspect enclosed garden comprising; patio sun terrace area, lawned garden, SHED. Pedestrian gate to service lane providing rear access with **GARAGE** with driveway located in a block close by.

FLOOR PLAN:



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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