

RICHARD BOUD

exp^{UK}

BESPOKE ESTATE AGENT



Durham Close, Exmouth, EX8

Exmouth

Offers Over

£475,000

This beautifully presented and versatile family home, nestled in a quiet cul-de-sac, offers a lifestyle of comfort and flexibility. Boasting generous accommodation, excellent outdoor spaces, a garage, and ample off-road parking, this property is designed for modern living.

On entry, you'll find a thoughtfully laid-out home with two inviting reception rooms and a bright conservatory. The spacious 17ft sitting room, complete with an attractive fireplace, provides a perfect retreat. The dining room seamlessly flows into the conservatory, extending your living and entertaining options. The heart of the home, an attractive kitchen, features a built-in induction hob, double oven, and extractor – ideal for culinary enthusiasts. A useful utility area also adds practicality. Adding to the home's versatility is a ground-floor bedroom with an en-suite shower room, cleverly created from part of the original double garage. Upstairs, the principal bedroom offers a private sanctuary with a dedicated dressing area, fitted wardrobes, and a refitted en-suite shower room. It also includes two additional bedrooms and a modern family bathroom.

The private and secluded rear garden is a true highlight, meticulously designed for relaxation and entertaining. It features an Indian sandstone patio, built-in seating, a serene slate water feature, and composite decking. A garden bar with a fridge, a hot tub, and a gazebo complete this outdoor oasis, with extensive garden lighting ensuring an inviting atmosphere well into the evening. To the front, a block-paved driveway provides convenient parking for approximately three vehicles, alongside garage space and practical side access to the rear garden.

This home also boasts impressive eco-credentials, including photovoltaic (PV) solar panels. These panels generate electricity from sunlight, reducing reliance on mains power and lowering the carbon footprint. Coupled with an EPC rating of Band C, the solar installation offers a valuable energy-efficient feature that could help reduce household electricity costs. Further enhancements include uPVC fascias, soffits, and guttering, helping keep the property well maintained.

SUMMARY OF ACCOMMODATION:

Hall

Sitting Room: 4.5m (14'9") x 3.6m (11'10") excl. bay window

Dining Room: 3.6m (11'10") x 3.0m (9'10")

Conservatory: 3.7m (12'2") x 3.0m (9'10")

Kitchen/Breakfast Room: 4.3m (14'1") x 3.5m (11'6")

Utility Area

Bedroom 4: 3.5m (11'6") x 2.5m (8'2")

En-suite Shower Room

First Floor:

Principal Bedroom: 3.9m (12'10") x 3.6m (11'10")

Dressing Area: 2.9m (9'6") x 1.9m (6'3")

En-suite shower room

Bedroom 2: 3.7m (12'2") x 2.8m (9'2")

Bedroom 3: 2.8m (9'2") x 2.0m (6'7")

Family Bathroom

Outside: Private and secluded rear garden with Indian sandstone patio, built-in seating, slate water feature, composite decking, garden bar with fridge, hot tub, and gazebo. Block-paved driveway for approx. 3 vehicles. Side access to garden.

Garage: 5.3m (17'5") x 2.4m (7'10")

AGENTS NOTES:

Tenure: Freehold - vacant possession on completion. Solar PV system on a 25-year, 3-month lease from 03.02.2012.

Council Tax Band: E (East Devon District Council).

EPC Rating: C

Services: Mains gas, electric, water and drainage. Solar PV Panels. Broadband: FTTC

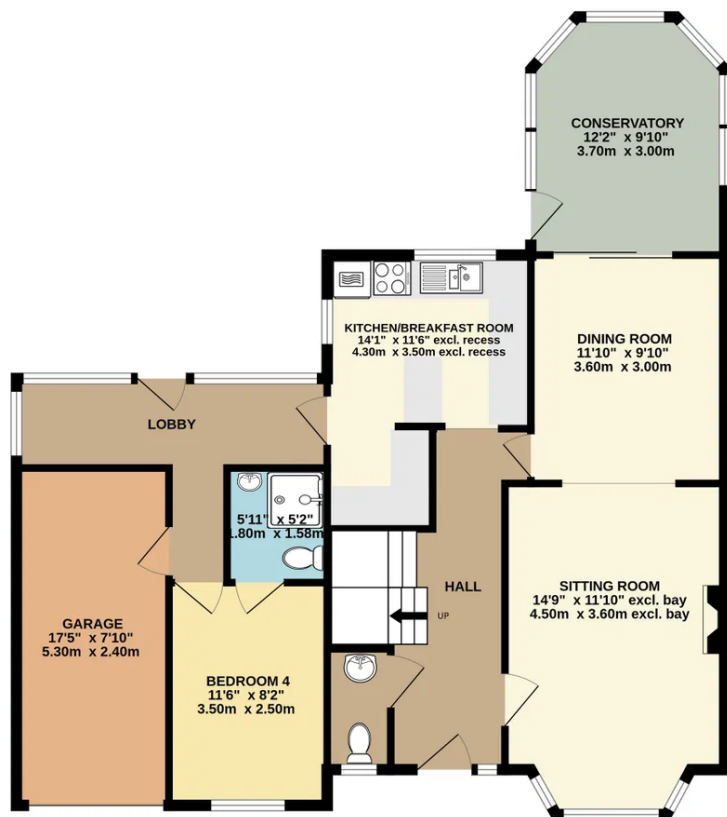
Some images have been virtually staged for illustrative purposes only.



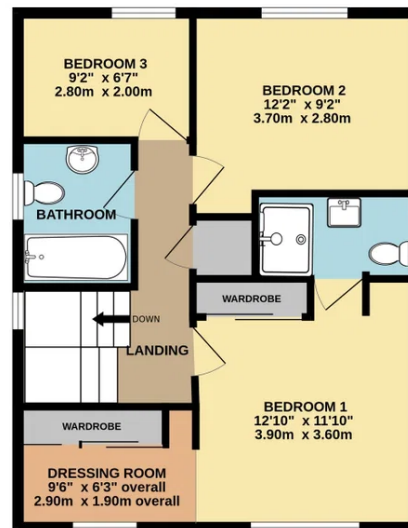


All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.

GROUND FLOOR



1ST FLOOR



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		
(81-91)	B		
(69-80)	C	78	81
(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	

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