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29 Ashfield Close, Exmouth, EX8 4HE

GUIDE PRICE  
**£250,000**  
TENURE Freehold



**A Three Bedroom Semi Detached House Located In A Popular Area  
With Gardens And Garage**

Entrance Hall • Kitchen • Lounge/Dining Room • Three Bedrooms • Bathroom  
Separate WC • Well Planned Rear Garden  
Driveway And Garage • Gas Central Heating & Double Glazed Windows  
Super Family Home



## 29 Ashfield Close, Exmouth, EX8 4HE

**THE ACCOMMODATION COMPRISES:** Part glazed front door to:

**ENTRANCE HALL:** Coat rack; radiator; glazed panelled doors to leading to the Kitchen and Lounge/Dining Room.

**KITCHEN:** 3.05m x 2.06m (10'0" x 6'9") Pattern work top surfaces with cupboards and drawer units; plumbing for an automatic washing machine and dishwasher space beneath; gas cooker point; ceramic single drainer sink unit with mixer tap; tiled surrounds; wall mounted cupboards; space for upright fridge freezer; radiator; double glazed window to front aspect.

**LOUNGE/DINING ROOM:** 5.72m x 3.71m (18'9" x 12'2") Fire surround housing electric fire; television point; radiator; double glazed window to rear aspect and double glazed double doors to REAR GARDEN.

**FIRST FLOOR LANDING:** Access to roof space via loft ladder; linen cupboard with radiator and shelving; doors to:

**BEDROOM ONE:** 3.66m x 3.25m (12'0" x 10'8") Double glazed window to front aspect; radiator; wardrobe wall recess.

**BEDROOM TWO:** 3.23m x 2.64m (10'7" x 8'8") Plus door recess. Double glazed window to rear aspect with outlook towards woodlands; radiator; wardrobe wall recess; television point.

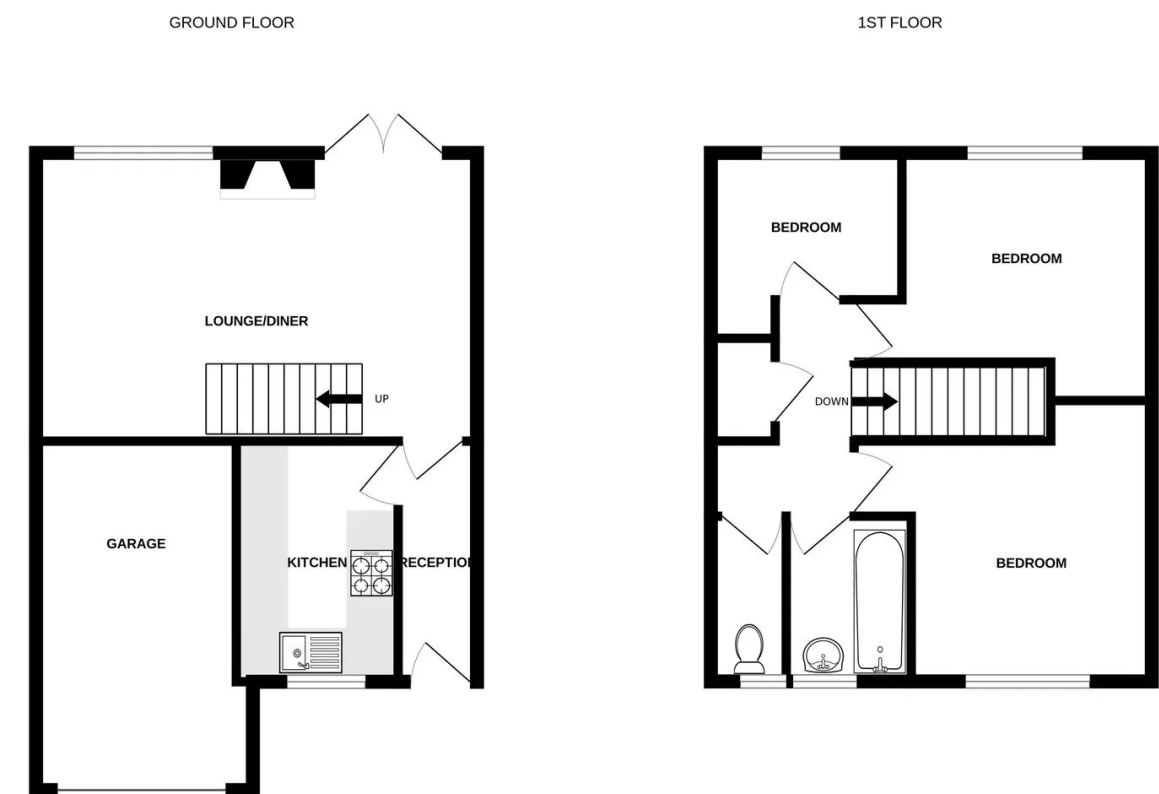
**BEDROOM THREE:** 2.51m x 1.83m (8'3" x 6'0") Double glazed window to rear aspect with woodland outlook; radiator; shelved wall recess.

**BATHROOM:** Bath with shower attachment and shower splash screen; pedestal wash hand basin; tiling to splash prone areas; double glazed window with pattern glass; chrome heated towel rail.

**SEPARATE WC:** WC; radiator; double glazed window.

**OUTSIDE:** To the front of the property there is a lawn front garden with driveway providing off-road parking and access to semi **INTEGRAL GARAGE:** 5.11m x 3.05m (16'9" x 10'0") narrowing to 2.44m (8'0") with up and over door, power and light connected, gas boiler, outside light, electric consumer unit and meters. A side gate leads to an enclosed rear garden attractively planned with patio sun terrace, steps leading down to a lawn garden and decked terrace.

### 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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