

9 Parson Close, Exmouth, EX8 4HY

GUIDE PRICE

£259,950

TENURE Freehold



A Two Double Bedroom Mid Terrace Bungalow Enjoying A Quiet Cul-De-Sac Location Yet Convenient To Bus Routes And Shopping Facilities And Offered For Sale With No Ongoing Chain.

Entrance Porch * Good Size Lounge/Dining Room * Kitchen * Two Double Bedrooms Bathroom/WC * Gas Central Heating Via Modern Boiler And Double Glazed Windows



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(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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THE ACCOMMODATION COMPRISES: Upvc front door with patterned double glazed window inset with matching picture window side screen to:

ENTRANCE PORCH: Radiator; coats cupboard also housing electric meter; adjoining storage cupboard housing gas meter; door to:

LOUNGE/DINING ROOM: 5.18m x 3.91m (17'0" x 12'10") narrowing in DINING AREA to 9'6". A spacious room with double glazed window to front aspect; two radiators with display shelf over; wooden fire surround housing living flame electric fire standing on a marble hearth with matching inset; television point; sliding door to:

KITCHEN: 4.6m x 2.08m (8'85" x 6'10") Fitted with wood effect work tops with tiled walls over with cupboards and drawer units beneath; inset single drainer sink unit; wall mounted cupboards; electric cooker point; radiator; wall mounted Worcester gas boiler for hot water and central heating; timer control for hot water and central heating; double glazed windows overlooking the rear garden and double glazed door giving access to the rear garden.

From the LOUNGE/DINING ROOM a patterned glazed door to INNER HALLWAY giving access to:

BEDROOM ONE: 3.78m x 2.92m (12'5" x 9'7") Double glazed window to front aspect; built in floor to ceiling wardrobe with sliding mirror fronted doors; radiator with display shelf over.

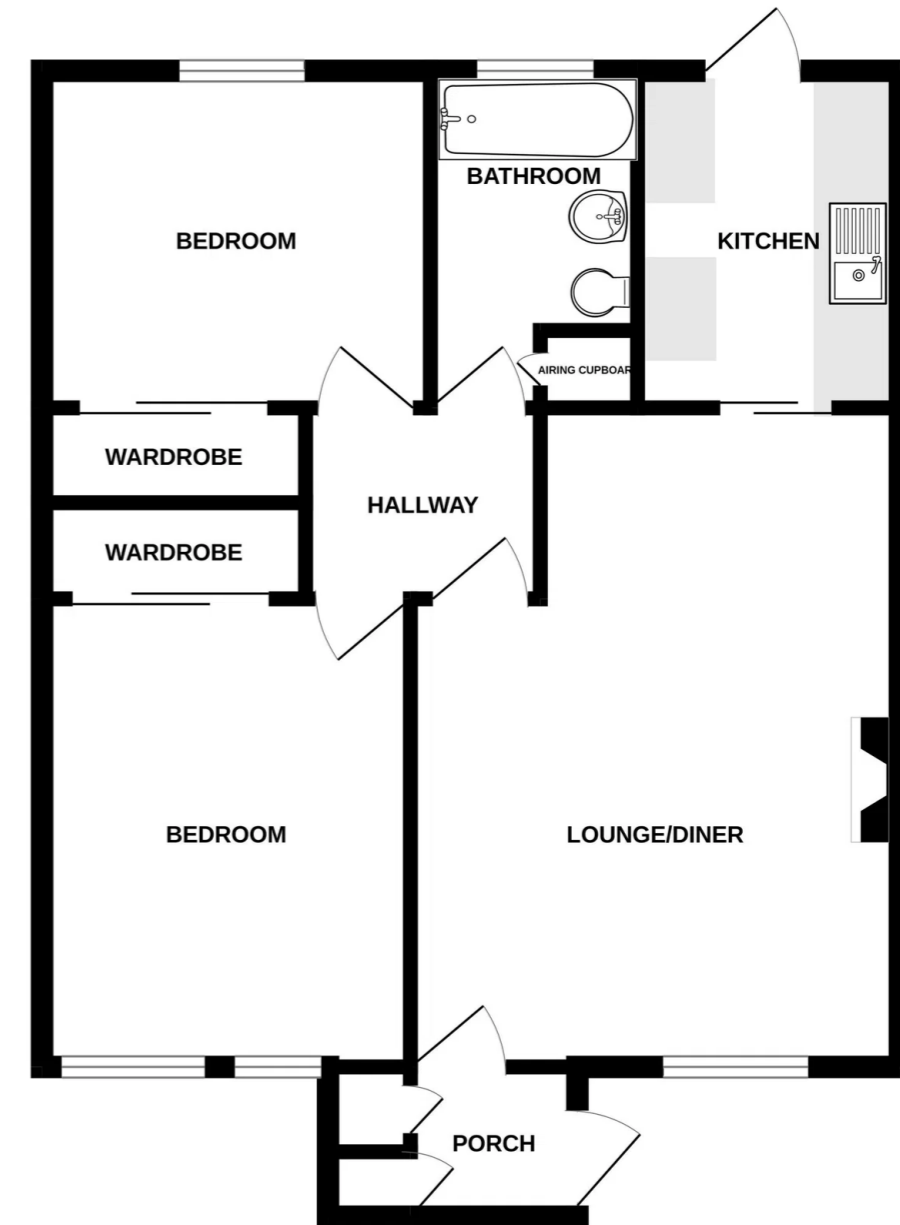
BEDROOM TWO: 3.05m x 2.92m (10'0" x 9'7") Another good size bedroom with built in floor to ceiling wardrobe with mirror fronted sliding doors; radiator with display shelf over; double glazed window overlooking the rear garden.

BATHROOM/WC: 3m x 1.68m (9'10" x 5'6") maximum overall measurement. Comprising bath; pedestal wash hand basin; tiling to splash prone areas; WC; chrome heated towel rail; fitted mirror with light shaver socket over; airing cupboard housing water cylinder with slatted shelving beneath; double glazed window with patterned glass.

OUTSIDE: The bungalow enjoys a patio front garden with potential to create off road parking subject to the necessary consents with raised flower and shrub beds with central pathway giving access to the bungalow. To the rear is an enclosed garden again planned with ease of maintenance in mind comprising of patio sun terrace areas, raised flower and shrub beds, timber garden shed, pedestrian gate giving rear access. The garden enjoys a sunny aspect with a pleasant open outlook across the town.

FLOOR PLAN:

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 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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