



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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3 Marlborough Close, Exmouth, EX8 4NA

OFFERS IN EXCESS OF:
£259,950
TENURE Freehold



A Semi Detached Bungalow Enjoying A Favoured And Convenient Location Close To Bus Routes And Amenities With Manageable Gardens, Driveway And Garage

Entrance Porch * Reception Hall * Fitted Kitchen * Lounge/Dining Room
Two Bedrooms * Double Glazed Conservatory * Gas Central Heating
Double Glazed Windows * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Sliding part glazed front door to:

ENTRANCE PORCH: 2.13m x 1.22m (7'0" x 4'0") Courtesy light, inner double glazed front door with patterned glass and matching picture window side screen to:

RECEPTION HALL: Wood laminate flooring, radiator, linen cupboard – also housing Worcester gas boiler for hot water and central heating.

KITCHEN: 2.69m x 2.26m (8'10" x 7'5") Fitted with patterned worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine beneath, wall mounted cupboards, inset one and a half bowl single drainer sink unit, inset four ring ceramic electric hob with built-in oven below and extractor hood over, space for upright fridge/freezer, ceiling spotlighting, double glazed window to front aspect.

LIVING/DINING ROOM: 5.36m x 3.66m (17'7" x 12'0") A good size room with double glazed window to side aspect, two radiators, fire surround with marble hearth housing electric fire, door to:

INNER HALLWAY: Wood laminate flooring, access to roof space.

BEDROOM 1: 3.71m x 2.79m (12'2" x 9'2") Built-in bedroom furniture including wardrobes and two sets of chest of drawers, radiator, double glazed window and door to:

CONSERVATORY: 3.53m x 2.18m (11'7" x 7'2") A useful addition to the accommodation with light and power connected, double glazed windows overlooking the gardens and door giving access to the garden.

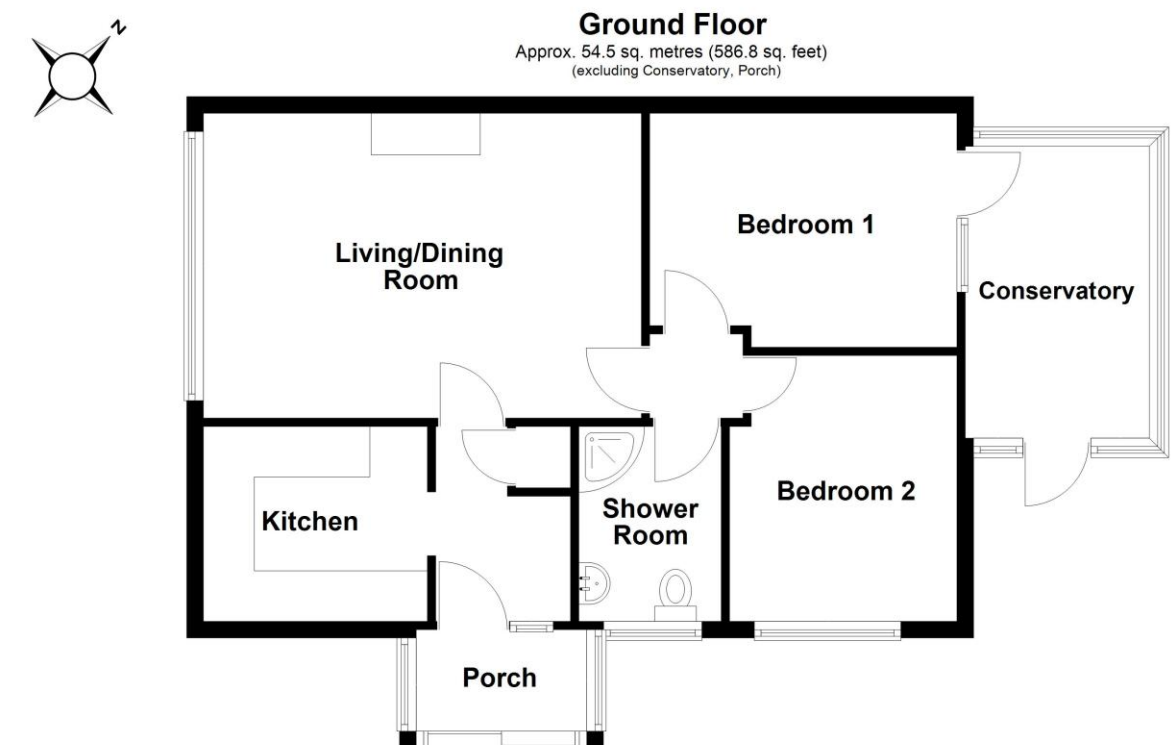
BEDROOM 2: 3.15m x 2.72m (10'4" x 8'11") Wood laminate flooring, radiator, built-in range of bedroom furniture including wardrobes and chest of drawer unit under storage cupboards, radiator, double glazed window to front aspect.

SHOWER ROOM/WC: 2.24m x 1.7m (7'4" x 5'7") Corner shower cubicle with curved shower splash screen doors, shower unit, pedestal wash hand basin, WC with push button flush, fully tiled walls, radiator, mirror fronted medicine cabinet, double glazed window with patterned glass.

OUTSIDE: Enjoying a cul-de-sac location with corner plot gardens, the front and side of which have various patio areas with raised flower and shrub beds offering an array of colour, pedestrian gate, patio pathway giving access to the property. Lean-to greenhouse, timber garden shed. Cold water tap. Driveway provides off road parking, leading to the garage.

GARAGE: 4.72m x 2.64m (15'6" x 8'8") Roller up and over door, power and light connected.

FLOOR PLAN:



Total area: approx. 54.5 sq. metres (586.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk Plan produced using PlanUp.

3 Marlborough Close, EXMOUTH