



Awaiting EPC

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3 Coleridge Close, Exmouth, EX8 5SP

GUIDE PRICE

£365,000

TENURE Freehold



A Well Presented Three Bedroom Detached House Situated In A Favoured Cul-De-Sac Location Enjoying Enclosed Rear Garden, Driveway And Garage

Reception Hall * Ground Floor Cloakroom/WC * Lounge * Kitchen/Dining Room * Three Bedrooms - Main Bedroom With En-Suite Shower Room/WC Modern Bathroom Suite * Boarded Open Loft With Velux Window * Enclosed Rear Garden * Driveway*• Garage * NO ONWARD CHAIN

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THE ACCOMMODATION COMPRISES:

ENTRANCE CANOPY: With composite front door giving access to:

RECEPTION HALL: With stairs rising to the first floor landing; radiator; thermostat control for central heating; coved ceiling.

GROUND FLOOR CLOAKROOM/WC: Comprising of a wash hand basin with tiled splash back; WC; electric consumer unit; double glazed window with frosted glass.

LOUNGE: 14' 00" x 12' 7" (4.27m x 3.84m) uPVC to front elevation; radiator; fire surround housing electric fire; coved ceiling; double glazed doors.

KITCHEN/DINING ROOM: 15' 6" x 10' 00" (4.72m x 3.05m) Modern wood effect worktops with matching splashbacks with cupboards; drawer units and plumbing for automatic washing machine beneath worktops; matching wall mounted cupboards; sink unit set in work surface; four ring gas hob with built in oven below; stainless steel extractor hood over; timer control for hot water and central heating; extractor fan; under stairs storage cupboard; radiator; double glazed window over looking rear garden; double glazed double doors opening onto rear garden.

FIRST FLOOR LANDING: With access to loft space (the loft is an open storage space with steel reinforced suspended floor accessed by loft ladder) with part sloping ceiling; built-in airing cupboard housing water tank and shelving; power and light connected; double glazed velux window.

BEDROOM ONE: 12' 2" x 9' 11" (3.71m x 3.02m) Double glazed window to front elevation; built in wardrobe over stairwell recess; television point; radiator.

ENSUITE SHOWER ROOM/WC: Comprising of a shower cubicle; wash hand basin; WC; radiator; double glazed window with patterned glass.

BEDROOM TWO: 9' 3" x 7' 8" (2.82m x 2.34m) Double glazed window to rear elevation; radiator.

BEDROOM THREE: 8' 6" x 5' 10" (2.59m x 1.78m) Double glazed window to rear elevation; radiator.

BATHROOM/WC: Comprising of a bath with hand grips; pedestal wash hand basin; WC; tiling to splash prone areas; radiator; extractor fan; double glazed window with frosted glass.

OPEN ATTIC SPACE: 15'7" x 12'4" (4.75m x 3.76m) The attic is a converted open storage space with steel reinforced suspended floor accessed by loft ladder, Velux window, power and light connected.

OUTSIDE: To the front of the property there is a driveway providing off-road parking leading to a single garage with potential area of additional car parking space. Two gates and pathways give access through to the rear garden. The rear garden is fully enclosed and comprises of lawned garden, patio sun terrace ideal for outside entertaining. Outside cold water tap.

GARAGE: 18' 00" x 19' 10" (5.49m x 6.05m) With up and over door; power and light connected; double glazed door giving access into the rear garden.

FLOOR PLAN:

