





£435,000

18 Green Close, Exmouth, Devon, EX8 3QD

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A spacious and versatile extended five-bedroom semi-detached family home, featuring a ground-floor bedroom with en-suite wet room, conveniently located close to Phear Park and local schools, and within walking distance of the town centre.

- **Dual aspect Sitting Room**
- **Separate Dining Room**
- **20ft Modern Kitchen Breakfast Room**
- **Ground Floor Bedroom & Wet Room**
- **4 First Floor Bedrooms - Master with En-Suite Shower Room**
- **Family Shower Room**
- **Suitable Accommodation For Multi Generational Living**
- **Gas Central Heating & Double Glazing**
- **Lawned front garden**
- **Low maintenance rear garden**
- **Off road parking for two vehicles**
- **Insulated workshop with power & lighting**
- **NO ONWARD CHAIN**

DESCRIPTION: A spacious and versatile five-bedroom semi-detached house, offered for sale with no onward chain, featuring a ground floor bedroom with en-suite and an excellent range of accommodation.
The property benefits from gas central heating and uPVC double glazing and includes a generous dual-aspect sitting room with feature fireplace, separate dining room and an impressive 20ft modern white kitchen/breakfast room, fitted with a good range of units and integrated appliances, with French doors and further access leading to the rear garden.
The ground floor also provides a particularly useful **fifth bedroom with en-suite wet room,** making this an **ideal home for multi-generational living or those requiring flexible accommodation**. On the first floor are four further bedrooms, including the principal bedroom with **en-suite shower room**, together with a separate modern family shower room. All bathrooms feature contemporary white suites.
Outside, the property has a private front garden and driveway providing **off-road parking for two vehicles**, while the enclosed low maintenance rear garden offers a timber decking area and a flagstone patio. There is also a useful **insulated workshop** with power and lighting, which could readily be utilised as a home office, studio or hobby room.

SITUATION: The property is situated just a few minutes' walk from the leafy Phear Park. Nearby amenities include a bakery, pharmacy, hairdresser, and takeaway, making this a highly convenient and desirable location.
It is also within a short walk of schools, public houses, and regular bus services. Exmouth town centre and the seafront are approximately 1.5 miles away. Exmouth town centre boasts a modern sports centre with an indoor swimming pool, an M&S Foodhall, and excellent transport links via both bus and rail, including direct connections to Exeter.

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The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Ramp leading to a uPVC double-glazed front entrance door, set beneath a pitched, tiled storm canopy with outside lighting, leading to...

ENTRANCE HALL Staircase rising to first floor. Radiator. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Doors to...

SITTING ROOM 17' 5" (5.31m) x 15' (4.57m): Dual aspect with double glazed square bay window to front and double glazed window to side. Feature fireplace with a marble back and hearth and a wooden mantle and surround.

DINING ROOM 11' 1" (3.38m) x 11' (3.35m): Double glazed sliding patio doors leading to rear garden. Fitted shelving to recess. Radiator.

KITCHEN / BREAKFAST ROOM 20' 5" (6.22m) x 10' 8" (3.25m): Dual aspect kitchen with double-glazed French doors opening to the side and leading through to the rear garden, together with two double-glazed windows to the rear and a further double-glazed external door providing additional garden access. The kitchen is fitted with a good range of cupboard and drawer storage units beneath heat-resistant work surfaces with stainless steel splashbacks. Features include a composite single-bowl sink with drainer and mixer tap with water filter, built-in five-ring gas hob with extractor hood over, and eye-level electric oven and grill. The dishwasher, washing machine and American-style fridge/freezer currently in situ are all included in the sale. Skylight and radiator.

BEDROOM 5 12' 10" (3.91m) x 12' 5" (3.78m): Double glazed window to front. Radiator. Door leading to...

EN-SUITE WET ROOM 8' 2" (2.49m) x 4' (1.22m): Obscure double glazed window to front. Wall mounted electric shower with splashbacks to walls and fitted seat. White suite comprising low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

FIRST FLOOR

LANDING. Access to insulated and part boarded loft space, via trap door with ladder. Light well. Useful linen storage cupboard. Doors leading to...

BEDROOM 1 13' 9" (4.19m) x 12' 5" (3.78m): Dual aspect room with double glazed windows to rear and side. Free-standing bath with mixer tap and shower attachment. Radiator. Door leading to...

EN-SUITE SHOWER ROOM 12' 5" (3.78m) x 3' 1" (0.94m): Obscure double glazed window to front. Modern fitted white suite comprising double shower tray with thermostatically controlled shower unit over, including rainfall water head. Low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Shaver socket. Extractor Fan.

BEDROOM 2 12' 6" (3.81m) x 11' (3.35m): Double glazed window to front with an open outlook. Radiator.

BEDROOM 3 11' 1" (3.38m) x 11' (3.35m): Double glazed window to rear. Radiator.







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BEDROOM 4 9' 2" (2.79m) x 7' 3" (2.21m): Double glazed window to front with an open outlook. Radiator.

SHOWER ROOM 6' 1" (1.85m) x 4' 10" (1.47m): Obscure double glazed window to rear. White suite comprising double shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. Shaver socket. Extractor fan.

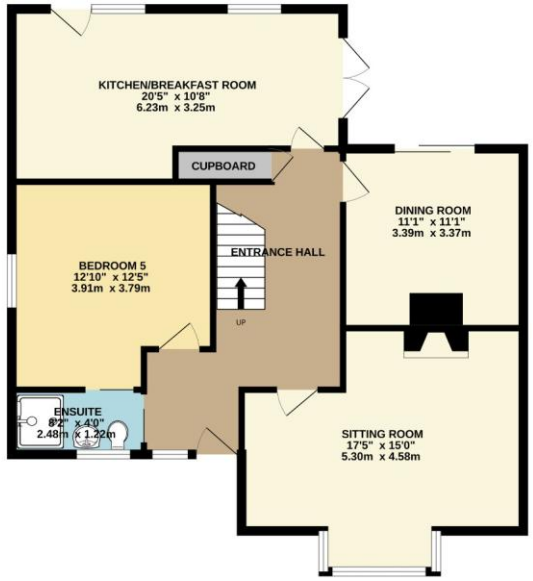
OUTSIDE
To the front of the property is a level enclosed, private garden, well screened by mature hedging and thoughtfully planted with areas of lawn interspersed with established shrub beds and borders. A driveway provides **OFF ROAD PARKING FOR TWO VEHICLES** side by side, with outside power point and water tap.
REAR GARDEN: The enclosed and easy-to-maintain rear garden is arranged with a timber decking area, situated beneath a pergola and immediately adjoining the property. Steps lead up to a flagstone-paved patio, providing two excellent spaces for outdoor dining and seating during the warmer months. The garden is enclosed by timber panel fencing to either side and a block wall to the rear. Outside water tap and lighting. Within the rear garden is a **WORKSHOP** 15'7" (4.75m) x 7'10" (2.39m) Insulated and benefiting from power and lighting, this versatile space could be ideally utilised as a home office or work-from-home space. Double-glazed window to side.

TENURE: Freehold
SERVICES: All mains services are connected.
COUNCIL TAX: Band C - £2290.90

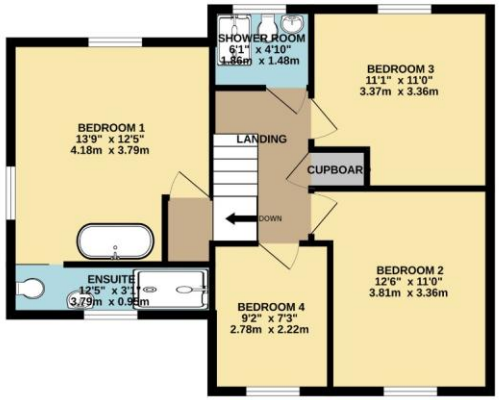
DIRECTIONS: Proceed along Withycombe Village Road with Phear Park on the right. Go straight across at the mini roundabout and then turn immediately right into Moorfield Road. Take the next right off Moorfield Road into Green Close and the property can be found on the right hand side not far along past the turning to Park Way.

WHAT3WORDS: ///admiral.loved.outer

GROUND FLOOR
857 sq.ft. (79.7 sq.m.) approx.

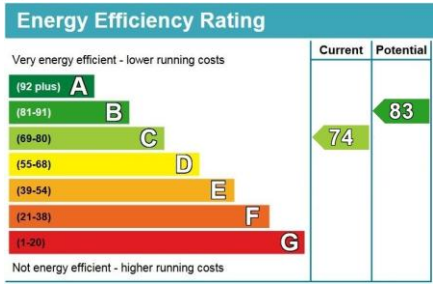


1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

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