

Guide Price £300,000
5 Norman Close, Exmouth, EX8 4JY



- Semi Detached House In Popular Cul-De-Sac • Exe Estuary & Sea Views From Front
- Gas Central Heating & Double Glazing • Living Room & Dining Room • Modern Fitted Kitchen & Sun Room
- 3 First Floor Bedrooms & Shower Room • Level, Landscaped Gardens, Driveway Parking
- Handy For Brixington Amenities



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed windows to front and either side gaining views of the Sea and South Devon coastline. Cupboard housing the gas and electric metres. Obscure glazed door leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted central heating thermostat. Double doors leading to:

Living Room 13'7" (4.14m) x 12'6" (3.81m)

uPVC double glazed window to front and obscure glazed window to entrance porch. Fireplace feature including exposed brick back with wooden mantle and surround. Useful under stairs storage cupboard. Radiator. Cupboard housing the electric trip switch fuse box. Open arch leading to:

Dining Room 10'4" (3.15m) x 8'2" (2.49m)

Radiator. Double glazed sliding doors leading to sun room and open arch to:

Kitchen 11'0" (3.35m) x 7'3" (2.21m)

uPVC double glazed window to side. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Ceramic single bowl sink and drainer unit with mixer tap. Built - in 4 ring electric hob with filter hood above and eye level electric oven/microwave and grill to side. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Half obscure glazed door with window adjacent leading to:

Rear Porch

External door to side leading to rear garden with windows to rear and side.

Sun Room 9'11" (3.02m) x 8'7" (2.62m)

uPVC double glazed French doors leading to rear garden with windows to either side and further window to side. Tiled flooring.

First Floor

Landing

uPVC double glazed window to side gaining far reaching views of the Exe Estuary, Haldon Hills, Sea and South Devon coastline. Access to insulated and part boarded loft space via trap door with ladder. Smoke alarm. Doors leading to:

Bedroom 1 12'11" (3.94m) x 8'9" (2.67m)

uPVC double glazed window to front gaining those South Devon coastline and Sea views. Useful storage recess. Radiator.



Bedroom 2 11'5" (3.48m) x 9'2" (2.79m)

uPVC double glazed window to rear. Useful linen storage cupboard. Radiator.

Bedroom 3 9'11" (3.02m) Into Recess x 6'6" (1.98m)

uPVC double glazed window to front with views towards the Sea and South Devon coastline. Radiator. Airing cupboard that houses the gas fired Combi boiler that supplies the central heating and domestic hot water.

Shower Room

Obscure uPVC double glazed window to rear. White suite of accessible shower cubicle with low splash screen double doors and electric shower unit, splash back's to ceiling height. Low level WC. Wall mounted wash hand basin. Tiling to walls. Radiator.

Externally

A feature of this property are the level, landscaped gardens. The Front Garden is planted to provide year round interest and colour with a patio area adjacent to the property and hedge screen to front for privacy and low timber panel fenced boundary to side.

Parking

A driveway provides off road parking for 2 motor vehicles.

Rear Garden

Another feature of this property is the good sized, enclosed and level rear garden which is well stocked and planted for full year round interest and colour. There are also patio areas providing ideal places for outdoor dining and sitting during the fine weather. There are also 3 apple trees and raised beds which could be utilised for vegetable growing if desired. Greenhouse. Useful storage shed / bin store to side of property. Timber panelled fence boundaries. Front pedestrian access to side of property via timber garden gate. Outside water tap.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band C.

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

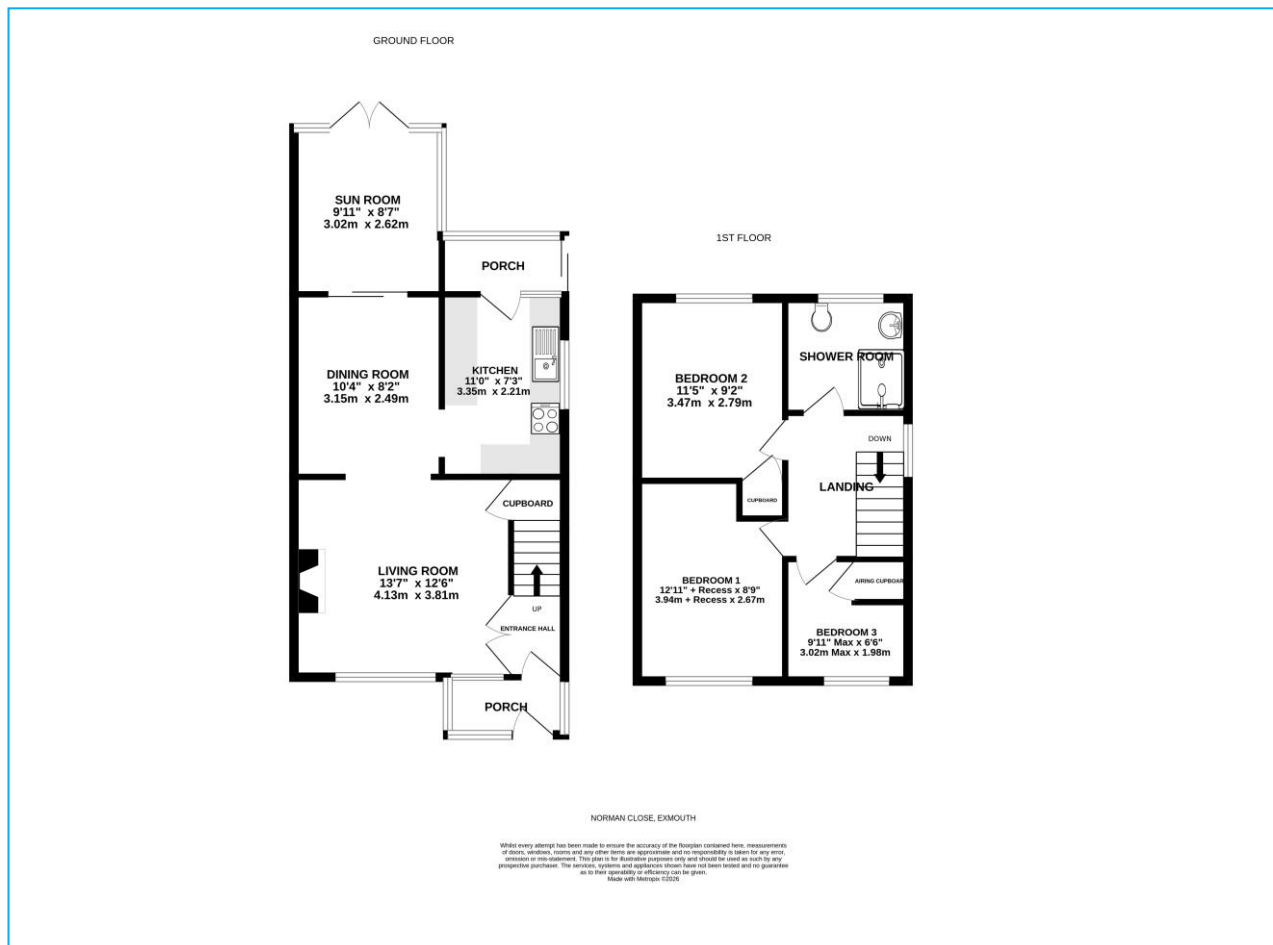
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification.

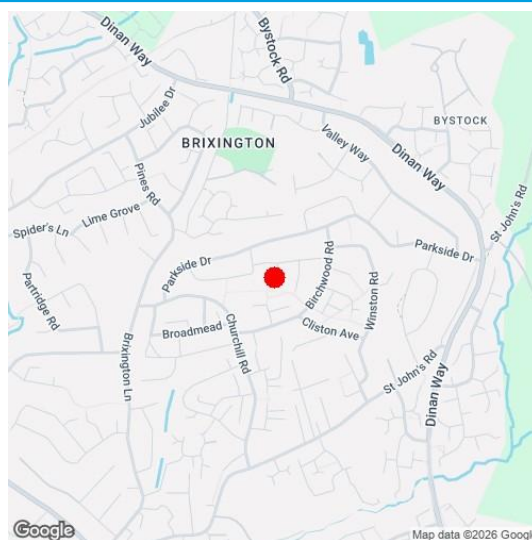




Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. After approximately 1 mile, and after passing Tesco and Lidl on the left, at the next set of traffic lights, turn left onto Dinan Way. Take the 4th left into Parkside Drive and then take the 2nd left into Birchwood Road. Turn right onto Marions Way and 2nd left onto Norman Close, where the property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	75
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.