



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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18 Carberry Avenue, Exmouth, EX8 3EH

GUIDE PRICE

£575,000

TENURE Freehold



A Beautifully Presented And Modernised Detached House Located In One Of Exmouth's Most Sought After Cul-De-Sac Locations With Excellent Coastal Views And Ideally Positioned Within Walking Distance Of Exe Cycle Trail, Seafront And Town Centre

Reception Hall * Dual Aspect Lounge/Dining Room * Modern Kitchen/Breakfast Room
Ground Floor Sitting Room/Bedroom Three * Ground Floor Shower Room/Wc * Two
Spacious First Floor Bedrooms - Main Bedroom With Access To Sun Balcony Gaining
Coastline Views * First Floor Modern Bathroom Suite * Driveway * Garage
Mature Gardens * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Open entrance porch with courtesy light, uPVC front door with patterned glass inset with matching picture window side screen to:

RECEPTION HALL: A fine entrance to the property with wood flooring, radiator, stairs rising to first floor landing with useful understairs recess and storage cupboard beneath, telephone point.

LOUNGE/DINING ROOM: 6.1m x 3.66m (20'0" x 12'0") A bright and spacious dual aspect room with double glazed windows to front and side aspects gaining lovely views to the estuary, marina and coastline in the distance, gas wood burner stove standing on a slate hearth with wood mantel over, TV point, two radiators.

KITCHEN/BREAKFAST ROOM: 5m x 2.95m (16'5" x 9'8") A spacious modern room fitted with patterned work surfaces with matching upstands, cupboards, drawer units, plumbing for automatic washing machine and space for dishwasher beneath worktops. Inset one and a half bowl single drainer sink unit, four ring electric hob with glass splashback, stainless steel extractor hood over with light, wall mounted cupboards, built-in double oven with cupboards above and below, space for upright fridge/freezer, radiator, cupboard housing electric consumer unit, radiator, tiled flooring, double glazed windows to side aspects, double glazed door giving access to rear garden.

GROUND FLOOR BEDROOM 3/SITTING ROOM: 4.09m x 3.02m (13'5" x 9'11") A versatile room with bi-folding doors opening onto the rear garden, radiator.

GROUND FLOOR SHOWER ROOM/WC: 2.62m x 1.68m (8'7" x 5'6") Fitted with shower cubicle with shower splash screen door, Mira shower unit, tiled cubicle, vanity style wash hand basin with tiled splashback, WC with push button flush, cupboard housing gas boiler for central heating, chrome heated towel, recessed ceiling spotlighting, double glazed window with patterned glass.

FIRST FLOOR LANDING: Access to roof space, double glazed window to side aspect.

BEDROOM 1: 4.24m x 4.67m (13'11" x 15'4") maximum, narrowing to 3.68m (12'1") A superb main bedroom with double glazed window and door giving access to sun balcony with tiled floor and gaining wonderful views to the estuary, Marina and Farm land. The bedroom is fitted with a full length range of cupboards, with access into eaves roof space, radiator.

BEDROOM 2: 4.24m x 3.89m (13'11" x 12'9") Another lovely size double bedroom with two sets of built-in wardrobes incorporating a linen cupboard with radiator, double glazed window to rear aspect, radiator.

FIRST FLOOR BATHROOM/WC: 2.77m x 1.7m (9'1" x 5'7") Comprising of bath with Mira shower unit over, shower splash screen in tiled surround, wash hand basin with tiled splashback, fitted mirror with integrated light and shaver point, WC with push button flush, heated towel rail, tiled flooring, recessed ceiling spotlighting, double glazed window with patterned glass.

OUTSIDE: Located one of Exmouth's most sought after cul-de-sacs, the property is approached via a brick pillared entrance to driveway with off road parking leading to the GARAGE. The front garden is attractively planned offering an array of colour from a wide range of shrubs and plants, with sun terrace areas and lawned area of garden. A wooden side gate gives access into the rear garden. The rear garden is fully enclosed, laid to lawn with pathway, patio sun terrace, raised flower and shrub beds, outside lighting, outside cold water tap, patio path and gate giving access back around to the front of the property.

GARAGE: Electric up and over door, power and light connected, double glazed window.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.