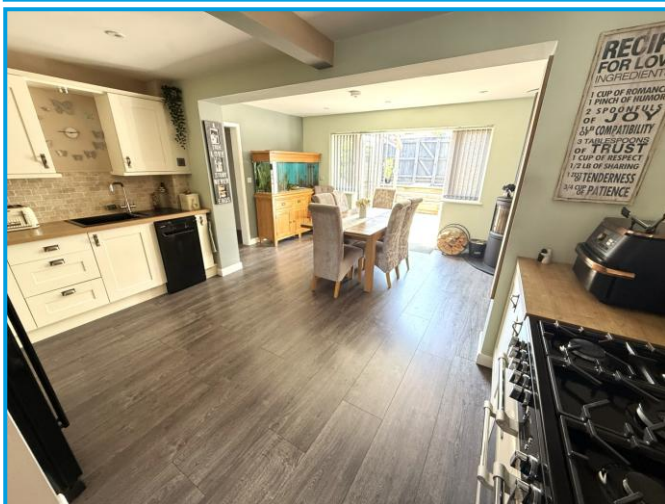


Guide Price £385,000
5 The Copse, Exmouth, EX8 4EY



- Extended & Immaculate 4 Bed Semi Detached • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living Room • Modern Fitted Kitchen / Dining Room With Wood Burner • Useful utility Room / Office • 4 First Floor Bedrooms, En - Suite & Bathroom • Garage & Brick Paved Driveway • Landscaped Rear Garden



Accommodation

Ground Floor

Step up to composite front entrance door, with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. High-level electric trip switch fuse box. Smoke alarm. Wooden flooring. Double doors leading to:

Open plan living room / kitchen / dining room 33'11" (10.34m) Max x 14'5" (4.39m) Max

Living Area 15'2" (4.62m) x 11'4" (3.45m)

uPVC double glazed bay window to front with deep sill. Useful under stairs storage cupboard. Radiator. Wooden flooring. Open to:

Kitchen / Dining Room 18'3" (5.56m) x 14'5" (4.39m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed windows to either side. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback. Composite single bowl sink with single drainer unit and mixer tap. The gas Range style cooker in situ could be available via separate negotiation. Space and plumbing for slimline dishwasher. Further space for American style fridge / freezer etc. Focal point of fitted corner log burner. Radiator. Wooden flooring. Inset ceiling lights. Open to:

Utility Room / Office 10'5" (3.18m) x 6'4" (1.93m)

Cupboard storage units with roll edged work surface. Space and plumbing for washing machine. Further space for tumble dryer etc. Radiator. Concealed, wall mounted, gas fired Combi boiler supplying the central heating and domestic hot water. Wooden flooring. Inset ceiling lights. Door leading to:

Cloakroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of concealed cistern WC and vanity wash hand basin. Radiator. Tiled flooring. Inset ceiling lights.

First Floor

Landing

Access to insulated and part boarded loft space, via trap door with ladder. Useful storage cupboard / wardrobe with radiator. Smoke alarm. Wall mounted central heating thermostat. Doors leading to all bedrooms and family bathroom:

Bedroom 1 Suite 19'0" (5.79m) x 7'9" (2.36m)

Bedroom 1 15'3" (4.65m) x 7'9" (2.36m)

uPVC double glazed window to front. Wooden flooring. Access to loft storage area. Open to:

En - Suite

Obscure uPVC double glazed window to rear. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit over, including Rainfall water head and splashback's to ceiling height. Vanity wash hand basin. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom 2 11'6" (3.51m) To Wardrobe x 8'5" (2.57m)

uPVC double glazed window to front. Built - in double wardrobe with mirror fronted sliding doors. Radiator. Wooden flooring.



Bedroom 3 10'6" (3.2m) x 8'5" (2.57m)

uPVC double glazed window to rear with open out look. Radiator. Wooden flooring.

Bedroom 4 8'3" (2.51m) x 5'10" (1.78m)

uPVC double glazed window to front. Wooden flooring. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Vanity wash hand basin. Heated towel rail. Tiled flooring. Shaver socket.

Externally

The property enjoys easy to maintain Front and Rear gardens. To the front is an extensive brick paved driveway that provides off road parking for 2 motor vehicles side by side. This then leads to:

Garage 16'5" (5m) x 7'7" (2.31m)

Remote roll up and over door front. Gas meter. Power and light connected.

Rear Garden

There is a level, enclosed and easy to maintain Rear Garden that consists of a patio area immediately adjacent the property, half of which is beneath a timber Pergola, being ideal for outdoor dining and sitting during the fine weather. One step then leads up to an artificial grass area. Timber panelled fenced boundaries. Outside power points. Outside lighting. Outside water tap. Timber garden shed. Rear pedestrian access via timber garden gate.

Tenure

The property is FREEHOLD

Services

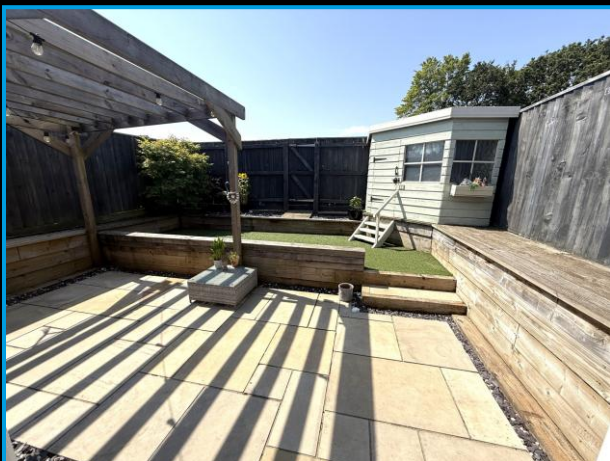
All main services are connected. The property is on a water meter. Council Tax Band C

Mortgage Assistance

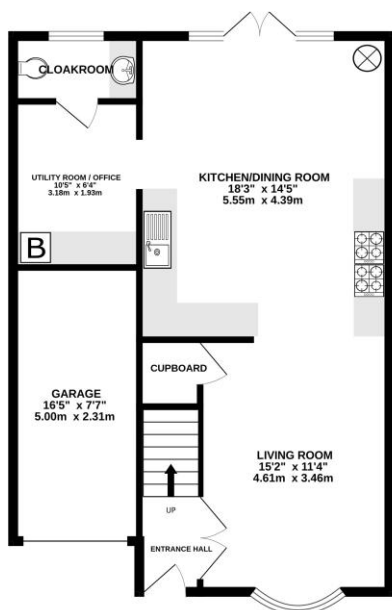
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

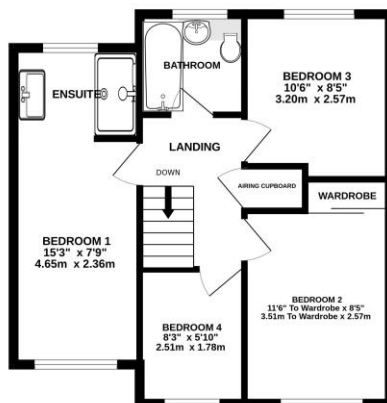
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GROUND FLOOR



1ST FLOOR



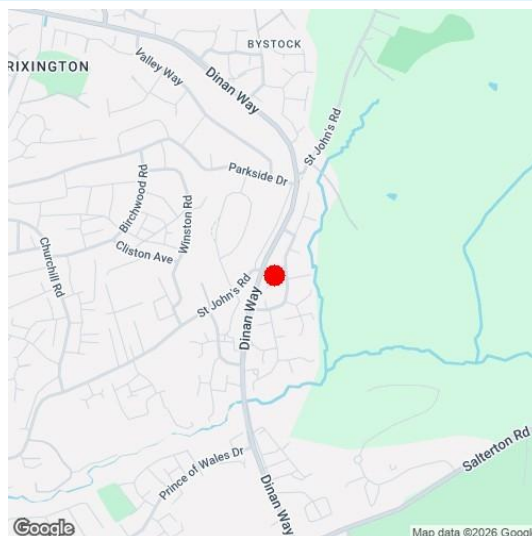
THE COPSE, EXMOUTH

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.
Made with Metropix CS2026

Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. After passing Tesco on the left, and at the traffic lights with Lidl, turn left onto Dinan Way. Take the 4th turning right into Meadow View Road and then turn right again. Take the next right into The Copse, where the property will be found on the right hand side, clearly identified by our For Sale sign.

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 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.