



Spacious Three Bedrooms

Welcome to the market this delightful three-bedroom semi-detached home, ideally located in Exmouth. Boasting ample parking, this property has been modernised throughout to provide stylish and comfortable living. The spacious layout is complemented by a fantastic-sized garden, perfect for families, entertaining, or relaxing outdoors. A wonderful opportunity to acquire a beautifully presented home in a sought-after coastal location.

30 Wordsworth Close | Exmouth | EX8 5SQ



thoroughly good property agents



PROPERTY TYPE

Semi-detached House



SIZE

760 sq ft



LOCATION

Exmouth



AGE

1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

72C



COUNCIL TAX BAND

C



in a nutshell...

- Semi-detached house
- Family home
- Coastal location
- Sizeable driveway
- Modern through-out
- Great size garden
- Private Rear Garden
- Good Transport Links
- Family-Friendly Area





the details...

An immaculately presented three-bedroom semi-detached home, situated within a quiet and popular residential cul-de-sac in Exmouth. The property benefits from a private driveway providing convenient off-road parking, along with an attractive frontage enhancing its overall kerb appeal.

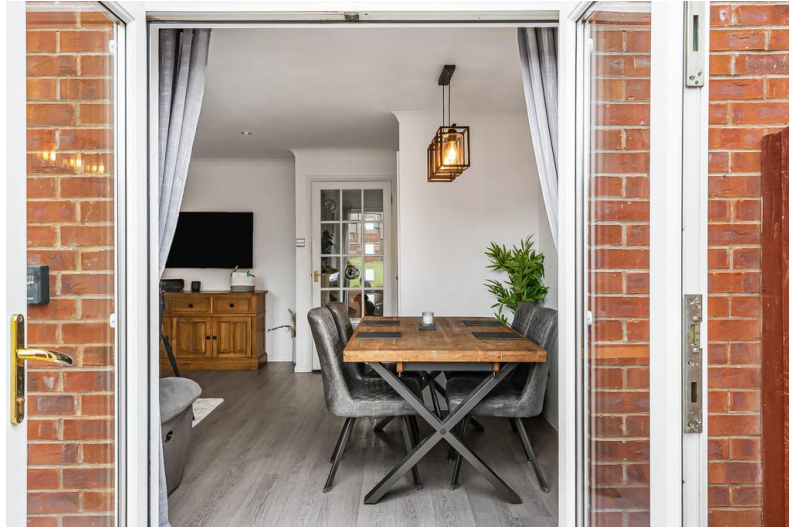
Internally, the accommodation is well laid out and ideally suited to modern living. The ground floor comprises a spacious open-plan living and dining room, offering a bright and versatile space perfect for both relaxing and entertaining. This is complemented by a stylish, contemporary kitchen fitted with modern units and integrated appliances, together with a convenient ground floor WC and useful storage.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en suite shower room. A modern family bathroom serves the remaining bedrooms.

A particular feature of the property is the enclosed rear garden, thoughtfully arranged for ease of maintenance and outdoor enjoyment. A level patio area provides an excellent space for dining and entertaining, which leads up to a lawned section, ideal for families or those seeking additional outdoor space.

Conveniently located close to local schools, amenities and transport links, as well as Exmouth's renowned coastline, this property presents an excellent opportunity to acquire a stylish, ready-to-move-into home in a sought-after location.

Tenure- Freehold
Council Tax Band-C

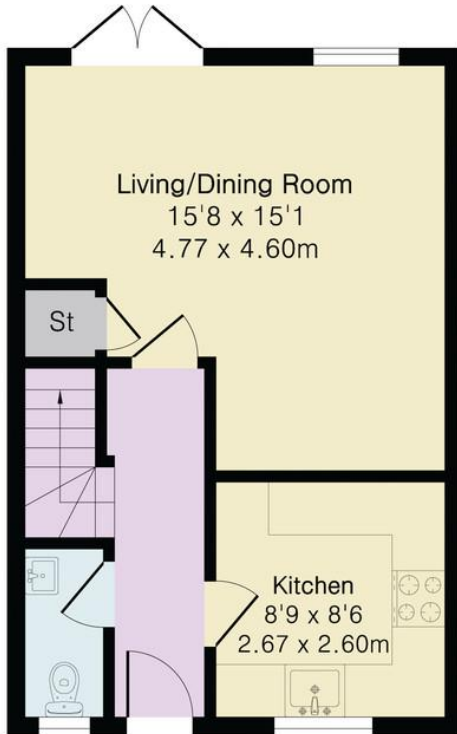


the floorplan...

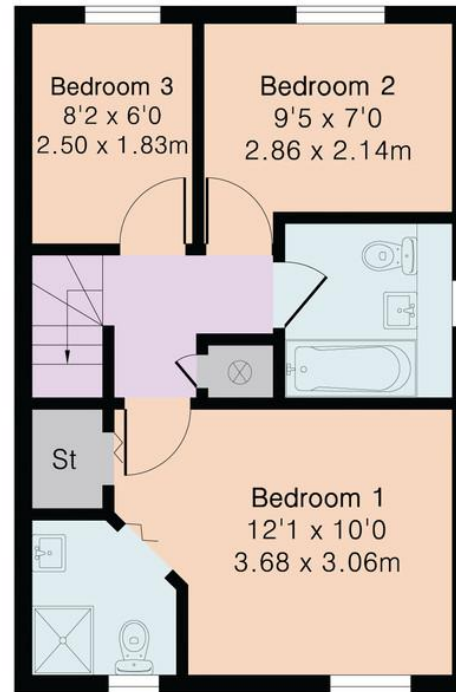
Approximate Gross Internal Area 760 sq ft - 70 sq m

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 380 sq ft – 35 sq m



Ground Floor



First Floor

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

The Vendors of this property has confirmed a new build property! Which takes away any unexpected twists.





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