



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(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	

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15 Lipscomb Avenue, Exmouth,
EX8 2FL

GUIDE PRICE
£455,000
TENURE Freehold



**A Spacious And Well Presented Four Bedroom Semi Detached House
Forming Part Of The Select Modern Plumb Park Development With
Driveway, Garage and Enclosed Level Garden,
Close To Beautiful Walks**

Reception Hall * Ground Floor Cloakroom/WC * Spacious Square Bay Fronted Lounge
With Engineered Oak Flooring * Open Plan Stylish Kitchen/Dining Room * Utility Room
Four First Floor Bedrooms - Main Bedroom With En-Suite Shower Room/WC * Family
Bathroom Suite * Gas Central Heating And Double Glazed Windows * Attractive
Landscaped Garden * Driveway And Garage

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THE ACCOMMODATION COMPRISES: Pillared entrance canopy with outside light; composite front door giving access to:

SPACIOUS RECEPTION HALL: A fine entrance to the property with tiled floor; recessed LED spotlighting; telephone point; cupboard housing electric meter and consumer unit; stairs rising to first floor landing with useful understairs recess.

GROUND FLOOR CLOAKROOM/WC: 1.8m x 1.22m (5'11" x 4'0") Pedestal wash hand basin with splashback; WC with push button flush; chrome heated towel rail; tiled flooring; ceiling extractor fan.

LOUNGE: 5.64m x 3.58m (18'6" x 11'9")excluding double glazed square bay window overlooking the front aspect. A most elegant room with Engineered oak flooring throughout; television point; two radiators.

KITCHEN/DINING ROOM: 5.69m x 3.43m (18'8" x 11'3") A most spacious and stylish open plan room with tiled flooring throughout, the Kitchen is fitted with a range of working surfaces with matching splashbacks with cupboards, drawer units and integrated dishwasher beneath; inset one and a half bowl sink unit with swan neck mixer tap; five ring gas hob set in to work surface with splashback and stainless steel chimney style extractor hood over with light; built in double oven with cupboards above and below; integrated fridge and freezer; wall mounted cupboard housing the gas boiler for hot water and central heating; recessed ceiling spotlighting; radiator; plinth lighting; double glazed window overlooking the rear garden. The Dining area has radiator; access to good size under stairs storage cupboard; picture windows and double glazed double doors opening on to the rear garden.

UTILITY ROOM: 1.7m x 1.22m (5'7" x 4'0") Work top matching splashback; single drainer sink unit; plumbing for automatic washing machine; cupboards below; tiled flooring; ceiling extractor fan.

FIRST FLOOR GALLERIED LANDING: Access to roof space; radiator.

BEDROOM ONE: 4.78m x 3.25m (15'8" x 10'8") excluding double glazed square bay window overlooking the front aspect. A spacious main bedroom suite with two radiators; television point.

EN-SUITE SHOWER ROOM/WC: 2.08m x 1.19m (6'10" x 3'11") Fitted with double width tiled shower cubicle; shower unit; sliding shower splash screen doors; pedestal wash hand basin with matching splashback with fitted mirror fronted medicine cabinet over; WC with push button flush; shaver socket; tiled floor; chrome heated towel rail; ceiling extractor fan; recessed ceiling spotlighting.

BEDROOM TWO: 3.51m x 2.84m (11'6" x 9'4") A good size second bedroom with feature pine panelled wall; laminate flooring; radiator; double glazed window to rear aspect.

BEDROOM THREE: 3.3m x 2.77m (10'10" into wall recess x 9'1") Another good size double bedroom with radiator; double glazed window to rear aspect.

BEDROOM FOUR: 2.34m x 2.31m (7'8" x 7'7") Radiator; double glazed window to front aspect.

BATHROOM/WC: 2.03m x 1.73m (6'8" x 5'8") Comprising bath with shower attachment; shower splash screen; pedestal wash hand basin; WC with push button flush; tiling to splash prone areas; tiled flooring; chrome heated towel rail; recessed ceiling spotlighting; ceiling extractor fan.

OUTSIDE: To the front of the property there is an attractive lawned garden with gate and patio pathway giving access to the property. A driveway provides off road parking leading to the GARAGE. A side patio pathway and gate gives access through to the rear garden. The rear garden is attractively planned with decked area and patio sun terrace ideally positioned for the best of the sunshine at various times of the day; lawned garden edged with shrub beds; outside power.

GARAGE: 6.1m x 3.05m (20'0" x 10'0") Up and over door; power and light connected; space for tumble dryer; eave storage space.

FLOOR PLAN:

