



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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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6 April Close, Exmouth, EX8 4QE

GUIDE PRICE
£260,000
TENURE Freehold



A Detached Bungalow Enjoying A Quiet Cul-De-Sac Location With Long Drive, Delightful Rear Garden And Garage

Lounge * Kitchen * Dining Room * Two Double Bedrooms * Re-Fitted Shower Room/Wc * Double Glazed Windows * Gas Central Heating * General Refurbishment Required

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

RECEPTION HALL: Radiator, access via loft ladder to roof space, fitted coats cupboard.

LIVING ROOM: 4.29m x 3.2m (14'1" x 10'6") A dual aspect room with double glazed windows to front and side aspects, TV point, radiator, door to:

KITCHEN: 2.97m x 2.26m (9'9" x 7'5") Fitted with wood-effect worktops with tiled surrounds, cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath worktops, inset one and a half bowl sink unit, wall mounted cupboards, electric cooker point, linen cupboard – also housing the gas boiler for hot water and central heating, shelved storage cupboard, radiator, electric consumer unit, double glazed window to front aspect, double glazed door with patterned glass to outside, archway opening to:

DINING ROOM: 2.9m x 2.39m (9'6" x 7'10") (Also accessed from the reception hall). Fitted shelving, radiator, double glazed window to side aspect.

BEDROOM 1: 3.4m x 3.33m (11'2" x 10'11") Double glazed windows to side and rear aspects, radiator, fitted floor to ceiling wardrobe with clothes rail and shelving.

BEDROOM 2: 3.33m x 2.92m (10'11" x 9'7") Another good size bedroom with fitted floor to ceiling wardrobes with shelving and clothes rail, radiator, double glazed window to rear aspect.

SHOWER ROOM/WC: 1.93m x 1.68m (6'4" x 5'6") Refitted to include a corner shower cubicle with curved shower splash screen doors with Mira shower unit, vanity wash hand basin with fitted mirror over, WC with push button flush, chrome heated towel rail, wood-effect flooring, fully tiled walls and double glazed window with patterned glass.

OUTSIDE: Enjoying a tucked away cul-de-sac location the property is approached by a long turning driveway, which in turn leads to the garage, with decorative stone front garden edged with patio and shrub beds. To the rear is a delightful garden enjoying a high degree of privacy and seclusion, laid to lawn with patio pathways and colourful shrub beds.

GARAGE: Up and over door, power and light connected.

FLOOR PLAN:



Total area: approx. 60.4 sq. metres (649.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

6 April Close, EXMOUTH