

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(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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3 Shippens Mead, Exmouth, EX8 2GA

GUIDE PRICE

£275,000

TENURE Freehold



**A Well Appointed Two Double Bedroom House Forming Part Of A Newly Built Development Within Easy Reach Of Lovely Grass Area And Park.**

Good Size Lounge/Dining Room \* Stylish Kitchen \* Ground Floor Cloakroom/WC \* Two First Floor Double Bedrooms \* Bathroom/WC \* Double Width Parking Bay \* Viewing Recommended

### 3 Shippens Mead, Exmouth, EX8 2GA

Having been built by Messers Taylor Wimpey and having the majority of the NHBC guarantee is this beautifully presented two bedroom mid terrace house with double width driveway directly to the front of the property and a sunny aspect rear garden. Enjoying gas central heating and double glazed windows, the property comprises of a ground floor cloakroom/WC; stylishly fitted kitchen, good size lounge/dining room, two first floor double bedrooms, well appointed bathroom suite and a sunny aspect rear garden. Viewing is strongly recommended.

#### THE ACCOMMODATION COMPRISES:

Entrance canopy; outside carriage lights with composite front door beneath giving access to:

#### RECEPTION HALL:

With tiled floor; radiator housed in feature radiator cover; thermostat control; stairs rising to first floor landing.

#### GROUND FLOOR CLOAKROOM/WC:

Fitted with pedestal wash hand basin; WC with push button flush; attractively tiled walls; tiled flooring; radiator; Upvc double glazed window with patterned glass.

#### KITCHEN: 3.02m x 1.85m (9'11" x 6'1")

Stylishly fitted with a range of patterned work surfaces with matching splashbacks with cupboards, drawer units, integrated dishwasher and plumbing for automatic washing machine beneath worktops; inset one and a half bowl single drainer sink unit; inset four ring electric hob with built in oven below; glass splashback with extractor hood over; matching range of wall mounted cupboards, one housing gas boiler for hot water and central heating; integrated fridge and freezer; tiled flooring recessed ceiling LED spotlighting; Upvc double glazed window to front aspect.

#### LOUNGE/ DINING ROOM: 4.72m x 4.01m (15'6" x 13'2") maximum

A bright spacious room; television point; radiator; access to good size understairs storage cupboard; Upvc double glazed double doors and windows opening on to the rear garden.

#### FIRST FLOOR LANDING:

Radiator; access to roof space.

#### BEDROOM ONE: 3.99m x 3.07m (13'1" x 10'1")

A spacious main bedroom with built in double wardrobes with sliding doors (one mirror fronted); television point; telephone point; radiator; thermostat control; Upvc double glazed window to rear aspect.

#### BEDROOM TWO: 3.99m x 2.57m (13'1" x 8'5")

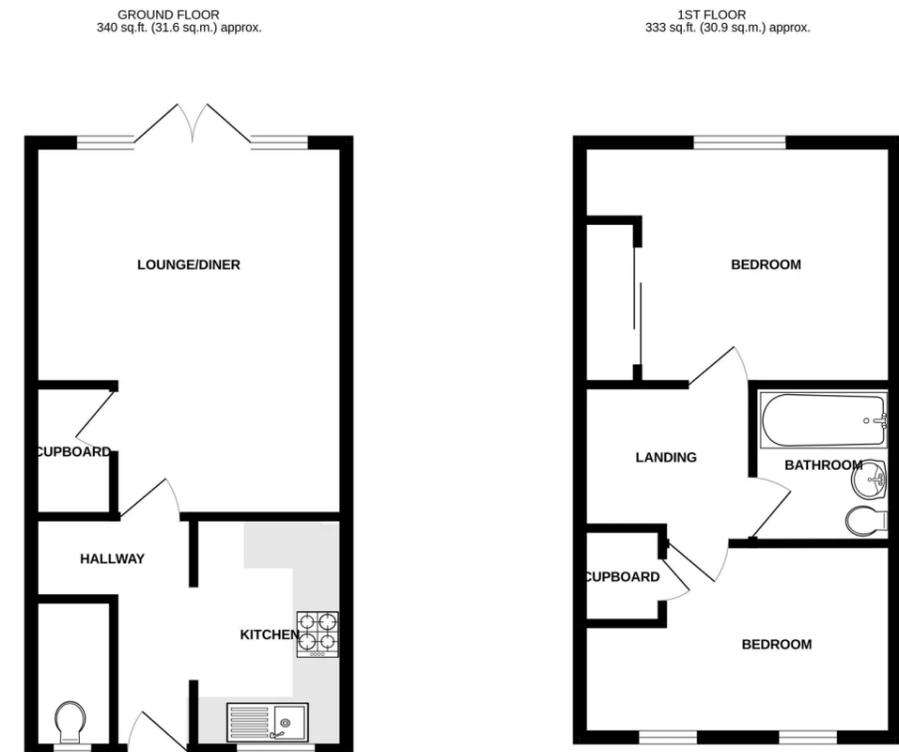
Another lovely size bedroom with radiator; two Upvc double glazed windows to front aspect; built in cupboard over stairwell recess.

#### BATHROOM/WC: 2.01m x 1.85m (6'7" x 6'1")

Comprising bath with shower attachment and shower splash screen; pedestal wash hand basin; WC with push button flush; chrome heated towel rail; fully tiled walls; tiled flooring.

#### OUTSIDE:

Directly outside of the property is a double width PARKING BAY providing parking for two cars with patio pathway giving access to the property with a small area of front garden. The rear garden is a lovely feature of the property enjoying a sunny aspect comprising of a large patio sun terrace ideal for outside entertaining with steps leading down to a further patio and garden area with pedestrian gate providing rear access. There is an outside power supply.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.  
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.  
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