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5 Ash Grove, Exmouth, EX8 3BN

GUIDE PRICE
£330,000
TENURE Freehold



A Well Presented Semi Detached Bungalow Enjoying A Quiet Cul-De-Sac Location Yet Convenient To Amenities With Long Driveway, Sunny Aspect Garden And Offered For Sale With No Ongoing Chain

Entrance Porch * Reception Hall * Lounge * Kitchen * Sun Lounge/Rear Porch * Two Double Bedrooms * Shower Room/Wc * Gas Central Heating
Double Glazed Windows * Viewing Recommended

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door with picture window to one side giving access to:

ENTRANCE PORCH: Inner uPVC door with double glazed patterned window inset with matching picture window side screen to:

RECEPTION HALL: Radiator with display shelf over, coats cupboard with storage cupboards over, cupboard over inner door recess, access via loft ladder to good size loft space (this area could be converted to traditional accommodation if required, subject to the necessary consents).

LOUNGE: 3.94m x 3.35m (12'11" x 11'0") A bright dual aspect room with double glazed windows to front and side aspects, living flame coal-effect fire housed in wooden fire surround, two radiators, TV point.

KITCHEN: 2.92m x 2.87m (9'7" x 9'5") Fitted with a range of patterned work surfaces with inset single drainer sink unit, tiled surrounds with cupboards, drawer units and appliance space beneath worktops, wall mounted cupboards, electric cooker point with stainless steel extractor hood over, cupboard housing Ideal gas boiler for hot water and central heating, radiator, double glazed window to rear aspect and double glazed door with patterned glass to:

REAR SUN LOUNGE/PORCH: 2.9m x 1.6m (9'6" x 5'3") uPVC double glazed windows with outlook over the rear garden and double glazed door with patterned glass giving access to outside.

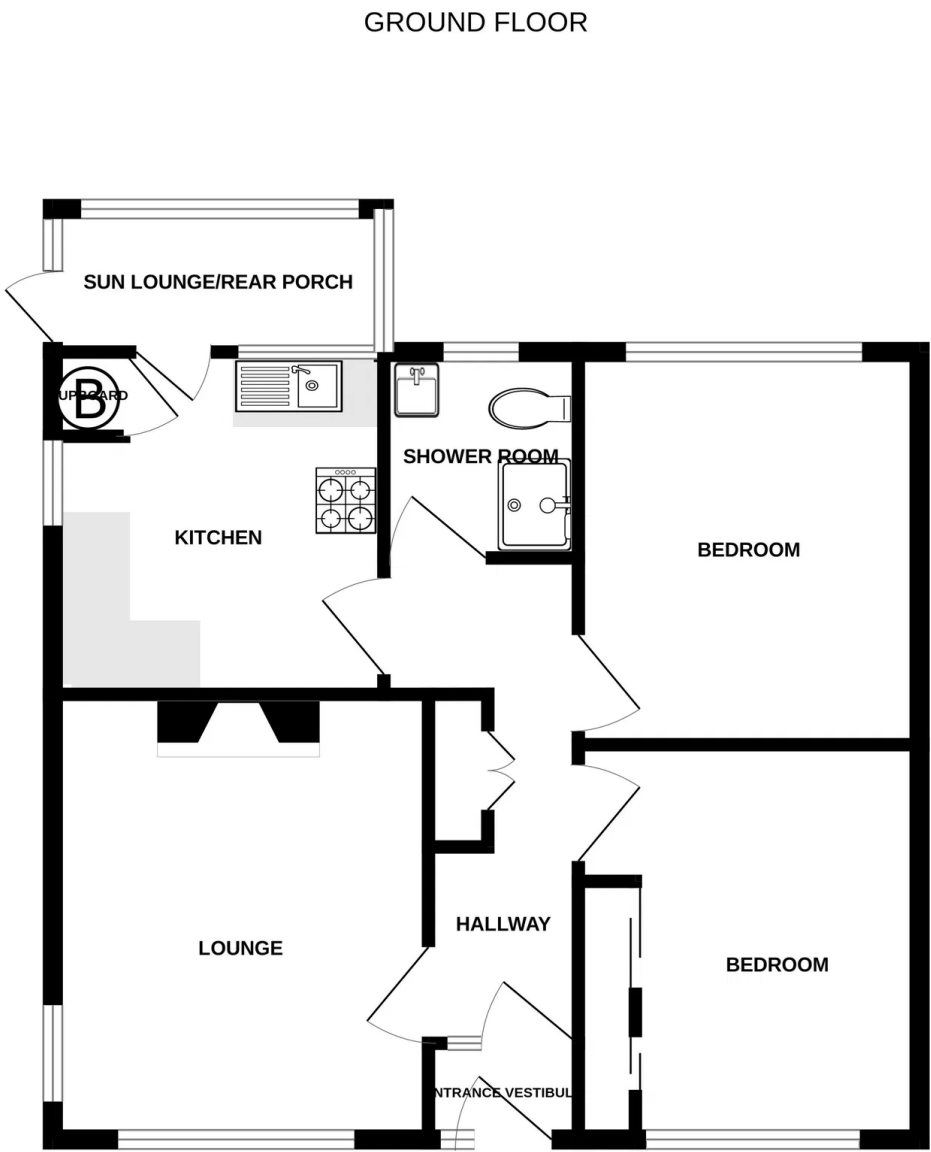
BEDROOM 1: 3.33m x 3.05m (10'11" x 10'0") Double glazed window to front aspect, radiator, built-in floor to ceiling wardrobes with triple sliding doors (one mirror fronted) with clothes rail and shelving.

BEDROOM 2: 3.53m x 3.02m (11'7" x 9'11") Double glazed window to rear aspect, radiator.

SHOWER ROOM/WC: 1.73m x 1.7m (5'8" x 5'7") Shower cubicle, vanity wash hand basin, WC, double glazed window with patterned glass, radiator.

OUTSIDE: To the front of the property is an attractive decorative stone garden with colourful shrub beds, double wrought iron gate giving access to a block paved driveway providing ample off road parking. A wrought iron side gate access through to the rear garden, which is a lovely feature of the property enjoying a lovely sunny aspect comprising of a lawned area of garden, large patio sun terrace ideal for outside entertaining, slate chipping garden areas, patio pathways, TIMBER GARDEN SHED and further GARDEN STORE. Outside power sockets.

FLOOR PLAN:



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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