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54 Hollymount Close, Exmouth, EX8 5PQ

GUIDE PRICE
£325,000
TENURE Freehold



A Well Presented Three Bedroom Semi Detached House With Attractive Front And Rear Gardens, Long Driveway And Garage/Store Located In A Popular Area Close To Amenities

Reception Hall * Lounge * Dining Room * Kitchen * Three Bedrooms
Bathroom/Wc * Double Glazed Windows * Gas Central Heating
Super Family Home

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THE ACCOMMODATION COMPRISES: Entrance canopy with uPVC double glazed front door giving access to:

RECEPTION HALL: Radiator, telephone point, stairs rising to first floor landing, double doors giving access to:

LOUNGE: 4.04m x 3.73m (13'3" x 12'3") A bright room with fire surround, radiator, good size understairs storage cupboard, TV point, radiator, opening to:

DINING ROOM: 3.35m x 2.39m (11'0" x 7'10") Radiator, dado rail, double glazed window to rear aspect.

KITCHEN: 3.33m x 2.29m (10'11" x 7'6") Fitted range of patterned work surfaces with tiled surrounds and extended to provide a small breakfast bar area, single drainer sink unit, inset electric hob with built-in oven below, cupboards, drawer units, plumbing for automatic washing machine, radiator beneath worktops, wall-mounted cupboards, space for upright fridge/freezer, uPVC double glazed windows to side and rear aspects, uPVC double glazed door giving access to outside.

FIRST FLOOR LANDING: Access to roof space via loft ladder, the roof space houses the boiler for hot water and central heating. uPVC double glazed window to side aspect.

BEDROOM 1: 4.14m x 2.67m (13'7" x 8'9") uPVC double glazed window to front aspect, radiator, built-in wardrobes.

BEDROOM 2: 2.84m x 2.77m (9'4" x 9'1") uPVC double glazed window to rear aspect, radiator, fitted wardrobe and TV point.

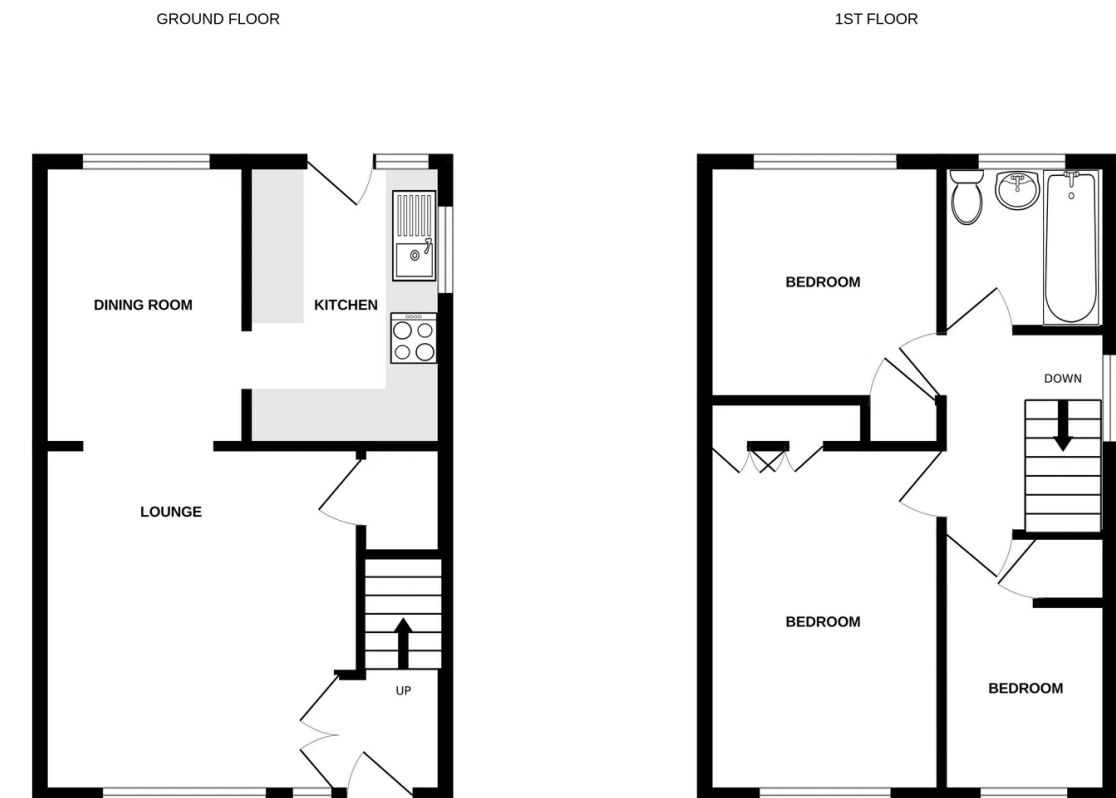
BEDROOM 3: 1.88m x 1.85m (6'2" x 6'1") uPVC double glazed window to front aspect, radiator, fitted cupboard over stairwell recess.

BATHROOM/WC: Comprising bath with Mira shower over, shower splash screen, pedestal wash hand basin, WC with push button flush, tiling to splash prone areas, chrome heated towel rail, uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property is a lawned area of garden edged with shrubs, with driveway providing off road parking, double wooden gates give access through to the rear garden which is a lovely feature of the property and beautifully landscaped offering an array of colour from a wide range of flowers and plants, with patio areas providing excellent outside entertaining areas, outside cold water tap. Accessed from the garden is the GARAGE.

GARAGE/STORE: 5.61m x 2.87m (18'5" x 9'5") With power and light connected, up and over door, double glazed window and side door giving access through into the rear garden.

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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