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17 Hawthorn Grove, Exmouth, EX8 4HD

GUIDE PRICE
£235,000
TENURE Freehold



**Semi Detached Three Bedroom House Located In A Popular Area
Offered For Sale With No Ongoing Chain**

Bright Lounge/Dining Room * Modern Kitchen And Utility Room * Ground Floor Shower Room/Wc * Three First Floor Bedrooms * First Floor Bathroom With Bath And Shower Cubicle * Front And Rear Gardens * Upvc Double Glazed Windows * Gas Central Heating * Off-Road Parking * Garage Store Super First Time Purchase

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE PORCH: 2.59m x 0.94m (8'6" x 3'1") Useful entrance to the property, uPVC double glazed window and inner double glazed door to:

KITCHEN: 3.1m x 3.05m (10'2" x 10'0") Fitted range of wood effect worktops with matching splashbacks with inset one and a quarter bowl single drainer sink unit with range of cupboards and drawer units, plumbing for automatic washing machine and further appliance space beneath worktops, inset four ring gas hob with tiled splashback and stainless steel chimney style extractor hood over, built-in oven below, wall mounted cupboards, radiator, recessed ceiling spotlighting, timer control for hot water and central heating, archway through to:

UTILITY ROOM: 2.49m x 2.39m (8'2" x 7'10") Fitted range of wood effect worktops with matching splashbacks with cupboards, drawer units and appliance space beneath worktops, wall mounted cupboards, recessed ceiling spotlighting, radiator, door to:

GROUND FLOOR SHOWER ROOM/WC: 2.21m x 0.89m (7'3" x 2'11") Shower cubicle with Mira shower unit and folding shower splash screen, space saver vanity style wash hand basin, WC with push button flush, chrome heated towel rail, fully tiled walls, tiled flooring, extractor fan, recessed ceiling spotlighting.

LOUNGE/DINING ROOM: 5.66m x 3.68m (18'7" x 12'1") A bright spacious room with uPVC double glazed window to rear garden, uPVC double glazed doors opening onto the rear garden, fire surround housing coal-effect electric fire, TV point, telephone point, recessed ceiling spotlighting, radiator, open tread staircase leading to:

FIRST FLOOR LANDING: Access to the loft space, linen cupboard with slatted shelving, recessed ceiling spotlighting.

BEDROOM 1: 3.91m x 3.63m (12'10" x 11'11") maximum overall measurement. uPVC double glazed window to front aspect, radiator, recessed ceiling spotlighting.

BEDROOM 2: 3.91m x 3.2m (12'10" x 10'6") into wall recess. uPVC double glazed window to rear aspect, TV point, radiator.

BEDROOM 3: 2.44m x 1.83m (8'0" x 6'0") plus recess area. Wall mounted cabinet with mirror and display lighting, radiator, uPVC double glazed window to rear aspect.

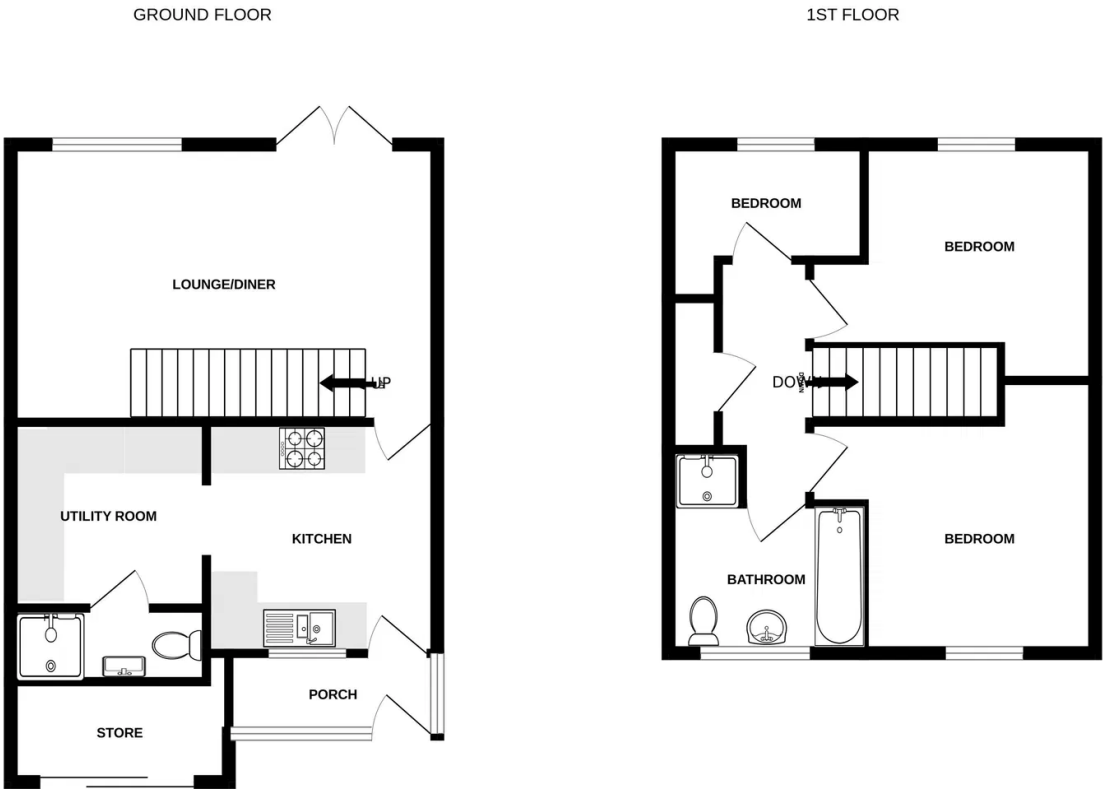
BATH/SHOWER ROOM/WC: 2.82m into shower recess x 2.54m (9'3" x 8'4") A white suite comprising; bath with shower attachment, shower splash screen, vanity wash hand basin, WC with push button flush with display shelf over, chrome heated towel rail, shower cubicle housing Mira shower unit with folding shower splash screen, recess ceiling spotlighting, two uPVC double glazed windows both with patterned glass, fully tiled walls.

OUTSIDE: To the front of the property is a car hardstanding for one car with steps leading down to the property with shrub garden, side pathway gives access to the rear garden, which comprises of a patio sun terrace ideal for outside entertaining with brick built barbeque area with some shrubs and trees.

GARAGE STORE: 3.05m x 1.5m (10'0" x 4'11") Garage store accessed by sliding uPVC double glazed doors, houses the Worcester gas boiler for hot water and central heating and electrical consumer unit, gas and electric meters, wall mounted cupboards, light and power connected.

Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

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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