



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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8 Redwood Close, Exmouth, EX8 5NS

GUIDE PRICE
£385,000
TENURE Freehold



An Extended Detached Family Home Located In A Popular Area Close To Shops And Schools With Ample Parking, Attractive Gardens And Garage

Entrance Porch And Reception Hall * Ground Floor Cloakroom/Wc * Extended Kitchen/Breakfast Room * Lounge/Dining Room * Spacious Double Glazed Conservatory * Three First Floor Bedrooms * Bathroom/Wc * Attractive Front And Rear Gardens Driveway And Garage * Gas Central Heating * Double Glazed Windows * Offered For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE PORCH: 1.75m x 1.73m (5'9" x 5'8") uPVC double glazed window to side aspect, inner glazed panel door to:

RECEPTION HALL: Radiator, understairs storage cupboard, staircase rising to first floor landing with useful understairs cupboard beneath, telephone point.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splash back having fitted mirror over, WC, double glazed window with patterned glass.

KITCHEN/BREAKFAST ROOM: 4.52m x 30.18m (14'10" x 99'0") Fitted range of patterned worktops with matching splashbacks with cupboards and drawer units, plumbing for automatic washing machine beneath worktops, matching wall mounted cupboards, electric cooker with chimney style extractor hood over with light, one and half bowl single drainer sink unit set into work surface with swan neck mixer tap, glazed panelled sliding double doors to:

LOUNGE/DINING ROOM: 4.93m x 4.85m (16'2" x 15'11") maximum overall measurement. A good size room with double glazed window to side aspect, picture window and sliding double glazed patio doors onto conservatory, TV point, radiator.

CONSERVATORY: 4.83m x 3.35m (15'10" x 11'0") A fine addition to the accommodation with power connected, fitted wall units, uPVC double glazed windows and roof with skylight window, double glazed double doors leading onto the rear garden, tiled flooring and double glazed door giving direct access to the garage.

FIRST FLOOR LANDING: Double glazed window to side aspect, access to roof space, linen cupboard over the stairwell recess housing a modern gas boiler for hot water and central heating.

BEDROOM 1: 3.89m x 3.05m (12'9" x 10'0") Two sets of built-in wardrobes with clothes rail, radiator, double glazed window to rear aspect.

BEDROOM 2: 3.02m x 2.9m (9'11" x 9'6") Built in wardrobe, radiator, double glazed window to front aspect enjoying a pleasant open outlook.

BEDROOM 3: 2.95m x 1.85m (9'8" x 6'1") Estuary glimpses, radiator, double glazed window to rear aspect.

BATHROOM/WC: Comprising; bath with shower, splash screen and Mira shower unit, Pedestal wash hand basin, WC, radiator, mirror fronted medicine cabinet, wall mirror, fully tiled walls, double glazed window with patterned glass.

OUTSIDE: The property is approached via a long driveway providing ample off road parking leading to a single garage, lawned front garden edged with conifer hedging and mature shrubs. A side gate and patio pathway gives access through to the rear garden, which is a lovely feature of the property comprising of lawned garden, decorative fish pond, patio areas and steps, timber shed, fully enclosed and enjoying a high degree of privacy and seclusion.

GARAGE: 6.07m x 2.51m (19'11" x 8'3") Up and over door, power and light connected. Fitted to the rear of the garage with work benches and shelving which could easily be dismantled if wishing to house a car. Double glazed door giving direct access through to the property.

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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