



£289,950
5 Sylvan Close, Exmouth, Devon, EX8 3BQ



**A two bedroom semi-detached bungalow
in a quiet cul de sac location offered for sale with no onward chain
and ideally situated for local amenities to include shop/post office, bus stops
and access to the Exe Estuary cycle path.**

**Sitting room
Fitted kitchen
Conservatory overlooking the rear garden
2 Double bedrooms
Shower room**

Gas central heating & Double glazing

**Level hard landscaped front & rear garden
Single garage
Off road parking for 2-3 cars**

No onward chain

DESCRIPTION: Situated in a quiet and popular cul-de-sac location is this 2 bedroom semi detached bungalow with off road parking to the front for 2/3 vehicles and a single garage. This gas centrally heated and uPVC double glazed property comprises hallway, sitting room, fitted kitchen with conservatory off overlooking the rear garden. There are 2 double bedrooms and a shower room with an electric shower. The front and rear gardens are fully enclosed and have been hard landscaped for ease of maintenance. An internal viewing is strongly advised to fully appreciate.

LOCATION: The property is situated in a popular residential area of Exmouth, in a quiet no through road, there is a shop / Post Office and bus stop within easy walking distance, and access to the start of the beautiful Exe Estuary Trail that connects Exmouth to Exeter is within a 10 minute walk.

The town of Exmouth boasts over three miles of glorious golden sands, Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Covered opaque double glazed entrance door to the...

HALLWAY Opaque double glazed window to front. Radiator. Hatch to roof. Corner storage cupboard. Doors leading off to...

SITTING ROOM

13' (3.96m) x 11' (3.35m): Large double glazed window to front and double glazed window to side. Feature stone fireplace with a gas fire. Coved ceiling. Radiator. Fitted shelving.

KITCHEN

9' 8" (2.95m) x 9' 5" (2.87m): Wood effect worktop surfaces in tiled splashback with inset stainless steel sink and drainer with hot and cold water taps. Cupboards and drawers under. Matching wall mounted cupboards. Space for cooker and fridge freezer. Fitted cupboard housing the gas fired combi boiler. Fitted pantry cupboard with shelving. Double glazed window to rear and opaque double glazed window to side. Radiator. Double glazed door leading to...

CONSERVATORY

9' 8" (2.95m) x 5' 5" (1.65m): Double glazed windows to all sides overlooking the rear garden and double-glazed door leading to outside.

BEDROOM 1

11' 5" (3.48m) x 9' 9" (2.97m): Double glazed window to front. Coved ceiling. Radiator.

BEDROOM 2

11' (3.35m) x 9' (2.74m): Double glazed window to rear. Coved ceiling. Radiator.

SHOWER ROOM

5' 7" (1.70m) x 5' 7" (1.70m): Oversized shower cubicle in full tiled surround with electric shower. Pedestal wash hand basin in tiled splashback. Low level WC. Opaque double glazed window to the rear. Coved ceiling. Radiator. Electric bar heater. Extractor fan.

To the **FRONT** of the property is a gated driveway leading right down the side of the property to the rear and to the garage. The front garden has been hard landscaped with a wall enclosure and a crazy paved path leading to the entrance door.



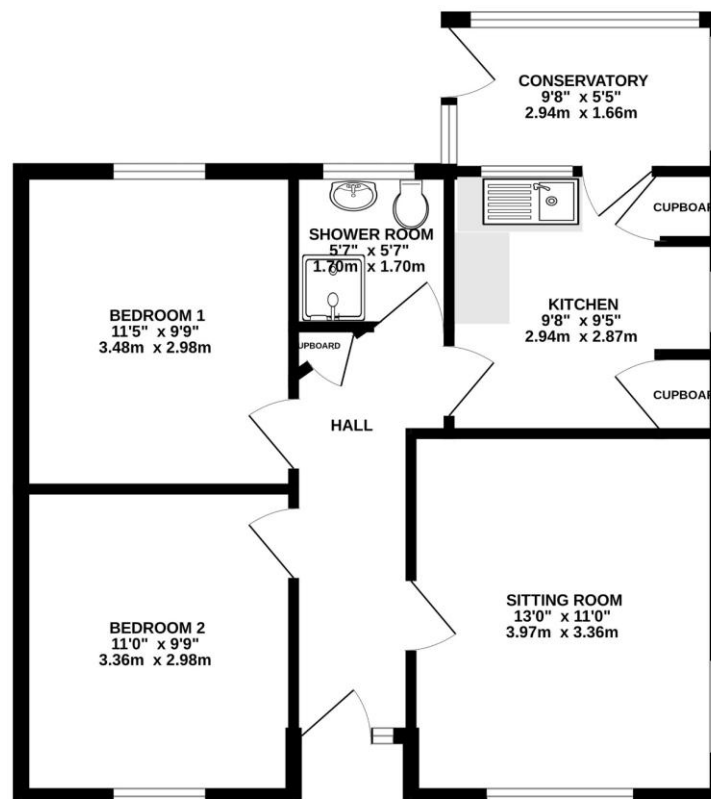
The **REAR GARDEN** has also been hard landscaped with some shrub borders and fence enclosure. There is a **SINGLE GARAGE** with up and over door, power and light.

DIRECTIONS: On entering Exmouth on the A376, go past the speed camera and take the next left into Rivermead Avenue and immediately right again into Sylvan Close. The property will be found on the left hand side.

WHAT3WORDS///horn.bumps.elder

COUNCIL TAX: Band C - £2064.60

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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 is given that they are in working order.

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

