



£285,000

13 Mountain Close, Exmouth, Devon, EX8 2PJ



Semi-Detached Bungalow benefiting from a large corner plot garden.

Open plan Sitting/Dining/Kitchen

2 Bedrooms. Bathroom

Gas Central Heating & Double Glazing

Front, rear & side Gardens

Garage & Parking

LOCATION Mountain Close is a quiet cul-de-sac situated approximately 1.2 miles from Exmouth seafront and about 3 km from Exmouth railway station. It benefits from close proximity to bus stops and also local shops at Littleham which include a Co-op supermarket, Post Office, takeaways and hair dressers to name a few.

Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth

boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water ski-ing. The town also has a range of shops, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE Opaque double glazed entrance door to the hallway.

HALLWAY Radiator. Coved ceiling. Downlighters. Door leading up to the attic space. Doors leading off to...

SITTING/DINING/KITCHEN 16' 9" (5.11m) x 12' (3.66m):

Double glazed window to the rear. Double glazed double doors leading out onto the rear garden with double glazed side panels. Coved ceiling. Radiator.

Laminate wood flooring through the sitting/dining area.

KITCHEN 9' 11" (3.02m) x 9' 4" (2.84m):

Comprising solid wood worktop Surfaces in tiled splash back. Part of the worktop forms a breakfast bar. Inset stainless steel Smeg gas hob. Belfast sink unit. Cupboards and drawers under with integrated oven, microwave, fridge and freezer. Space for washing machine. Integrated dishwasher. Matching wall mounted cupboards with under lighting. Stainless steel cooker hood. Downlighters. Tiled floor. Electric underfloor heating.

BEDROOM 1 13' (3.96m) x 11' 11" (3.63m):

Double glazed window to the rear. Built in double wardrobe. Radiator. Coved ceiling.

BEDROOM 2 10' (3.05m) x 8' 11" (2.72m):

Double glazed window to the rear. Built in double wardrobe. Coved ceiling. Radiator.

BATHROOM

Modern white suite comprising panelled bath in full tiled surround with mixer tap and shower. Low level WC. Wash hand basin with mixer tap and cupboards

under. Walls in full tiled surround. Two opaque double glazed windows to the side. Chrome runged radiator.

OUTSIDE

A particular feature about this property is the gardens. Sat in a generous plot with access via a side gate. The front garden mainly laid to lawn with a fence enclosure with some mature trees. The garden wraps around the side and rear with a fence enclosure.

There is a **SINGLE GARAGE** and **PARKING SPACE**.

TENURE-Freehold

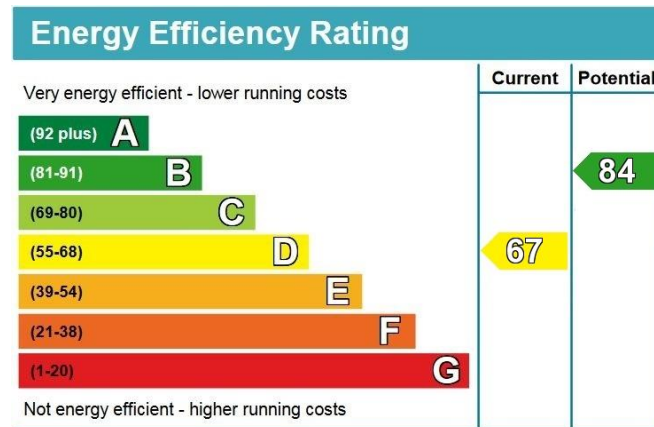
COUNCIL TAX-Band B £1806.53

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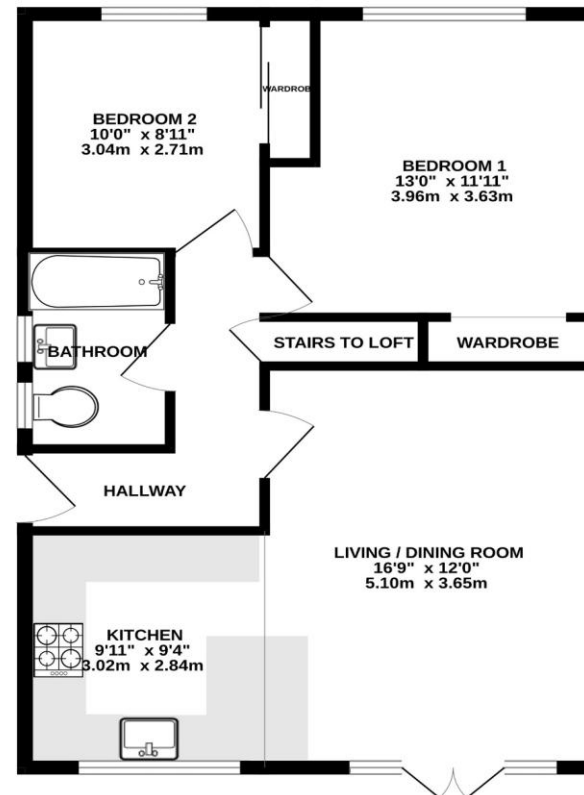


DIRECTIONS: From Exeter follow the A376 into Exmouth. On entering Exmouth, take the third exit onto Featherbed Lane, then turn right at the end onto Hulham Road. At the mini roundabout take the first exit onto Pound Lane, at the next roundabout take the first exit onto Withycombe Village Road and then immediately right at the next roundabout onto Bradham Lane. At the very top of Bradham Lane turn left into the second hand lane. Continue straight on pass Tesco and Lidle. Carry on through the lights in the right hand lane. Turn right into Capel lane. Take the first right and you will find Mountain Close.

WHAT3WORDS-trial.moved.deal



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



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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.

