



£285,000  
5 Barrowdale Close, Exmouth, Devon, EX8 5PN





**Very well presented and recently improved semi-detached house with a south-facing rear garden and private driveway, within walking distance of local amenities and on a regular bus route.**

- **Entrance lobby**
- **Open plan sitting / dining / kitchen layout**
- **Modern fitted kitchen with integrated appliances**
- **Two double bedrooms with built-in storage**
- **Family bathroom**
- **Double glazing & Gas central heating**
- **Driveway parking for 2 vehicles**
- **Lawned front garden**
- **South facing low maintenance rear garden with shed**

**DESCRIPTION:** The property has been updated by the current owners and offers a modern open plan living space on the ground floor. The sitting area is bright and neutrally decorated, with practical wood effect herringbone flooring running throughout. Stairs rise to the first floor and there is useful understairs storage. To the rear, the newly fitted kitchen/dining area features contemporary units, marble effect worktops and integrated appliances, with a breakfast bar providing additional seating and storage. A door leads directly out to the garden, making it ideal for everyday living and entertaining. Upstairs, there are two good size double bedrooms, both with built-in storage. The bathroom has also been recently refitted with a modern white suite and full tiling, creating a clean and stylish finish.

Outside, the south-facing rear garden has been designed for low maintenance, with a paved patio and generous gravelled area, all fully enclosed by timber fencing. A wooden shed provides useful storage.

The property is neutrally decorated throughout, benefits from double glazing and gas central heating, and would make an ideal first time purchase, investment or downsize move.

**LOCATION:** The property is located in a popular area of Exmouth. Within 5 minutes walk of the property is a convenience store, pharmacy, Doctor's Surgery and Take-away. Further shops in the nearby Brixington Parade are also within a short walk. Local primary schools and Exmouth Community College are also within walking distance.

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 skiing. The town also has a range of shops including an M&S Food Hall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

**The accommodation comprises (all measurements are approximate):**

**GROUND FLOOR:**

Fanlight double glazed entrance door to the...

**ENTRANCE LOBBY** Opaque double glazed windows to front and to side. Built-in double storage wardrobe. Wood effect flooring. Glazed door leading through to the...

**OPEN PLAN SITTING / DINING / KITCHEN**

**SITTING ROOM** 17' 7" (5.36m) x 13' 1" (3.99m): Double glazed window to front. Downlighters. Wood effect flooring. Stairs lead up to the first floor. Built-in understairs cupboard. Radiator.

**KITCHEN / DINING ROOM** 13' 1" (3.99m) x 9' (2.74m): Modern fitted kitchen comprising marble effect worktop surfaces with matching upstands. Inset white sink with drainer and boiling water mixer tap. Built-in induction four ring hob. Cupboards and drawers under with integrated oven, fridge, freezer, washer dryer and slimline dishwasher. Matching wall mounted cupboards with built-in cooker hood with underlighting. Downlighters throughout. Wood effect flooring continuing from the sitting room. Double width breakfast bar with storage under and room for some stools. Double glazed window to rear. Double glazed door to rear. Radiator.

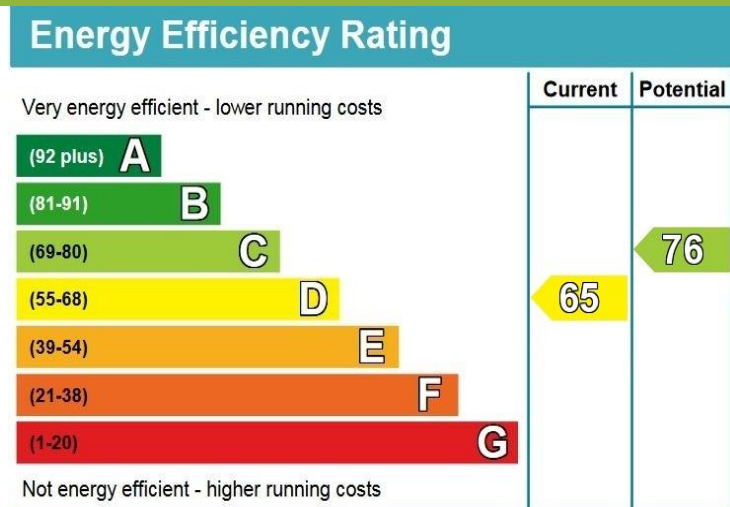
**FIRST FLOOR:**

**LANDING.** Hatch to roof. Downlighters. Oak doors off to...

**BEDROOM 1** 13' 1" (3.99m) x 9' 6" (2.90m): Double glazed window to front. Radiator. Two built-in double wardrobes.

**BEDROOM 2** 13' 1" (3.99m) x 9' (2.74m): Double glazed window to rear. Built-in cupboard over the stairs. Radiator.

**BATHROOM** 8' 7" (2.62m) x 4' 8" (1.42m): Modern white suite comprising open ended bath in full tiled surround with mixer shower tap and glass shower screen. Low level WC. Wash hand basin with mixer tap set on a vanity unit with cupboard and storage under. Walls in full tiled surround with matching tiled floor. Black runged radiator. Opaque double glazed window to the side. Downlighters. Extractor fan.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.

**OUTSIDE:** To the front of the property there is a lawned garden with an adjoining gravelled area. A driveway provides off-road parking for two vehicles, with two steps leading down to a pathway that gives access to the entrance door.

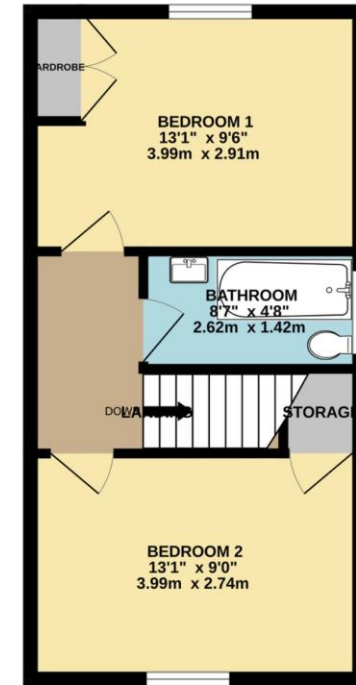
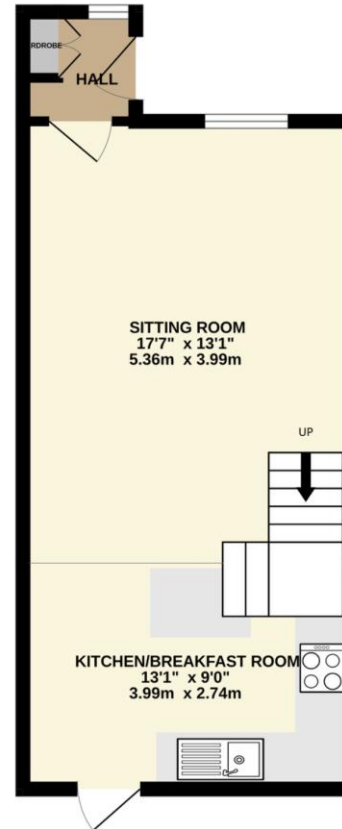
To the rear of the property is a low-maintenance garden with a paved patio area and a generous gravelled section. Fully enclosed by timber fencing for privacy, with a useful wooden shed for storage.

**DIRECTIONS:** Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn right after the traffic lights onto Hulham Road continuing straight over at the mini roundabout. Then turn right onto Marley Road and continue onto Jubilee Drive. Barrowdale Close can be found towards the top of Jubilee Drive on the left hand side.

**WHAT3WORDS:** ///sheep.cubs.jukebox

**TENURE:** Freehold

**COUNCIL TAX:** Band C - £2290.90



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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 as to their operability or efficiency can be given.  
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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 particular, 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.

