



£265,000

13 Mountain Close, Exmouth, Devon, EX8 2PJ





Spacious semi-detached bungalow on a generous corner plot, located within a quiet cul-de-sac close to local amenities.

- **Open Plan Sitting/Dining Room/Kitchen**
- **Kitchen with built-in appliances**
- **2 Double Bedrooms**
- **Modern Bathroom**
- **Gas Central Heating & Double Glazing**
- **Front, Side & Rear 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 hairdressers 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 ROOM AREA 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.

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 113' (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 standout feature of this property is its generous garden plot, which benefits from side access via a pedestrian gate. Immediately to the rear, double doors open from the open-plan kitchen/sitting area onto an enclosed decked terrace, perfect for outdoor dining or entertaining. Beyond this lies a spacious lawned garden that continues around the side and to the front of the property. The grounds are predominantly laid to lawn, complemented by mature trees and well-established borders, all fully enclosed by fencing to provide a good degree of privacy.

SINGLE GARAGE With up and over door. **PARKING SPACE** in front of the garage.

TENURE - Freehold

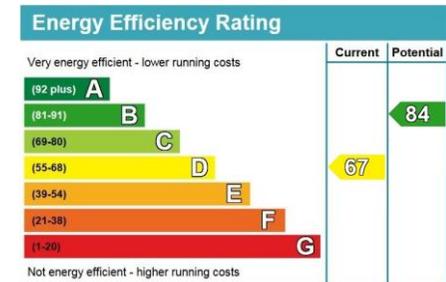
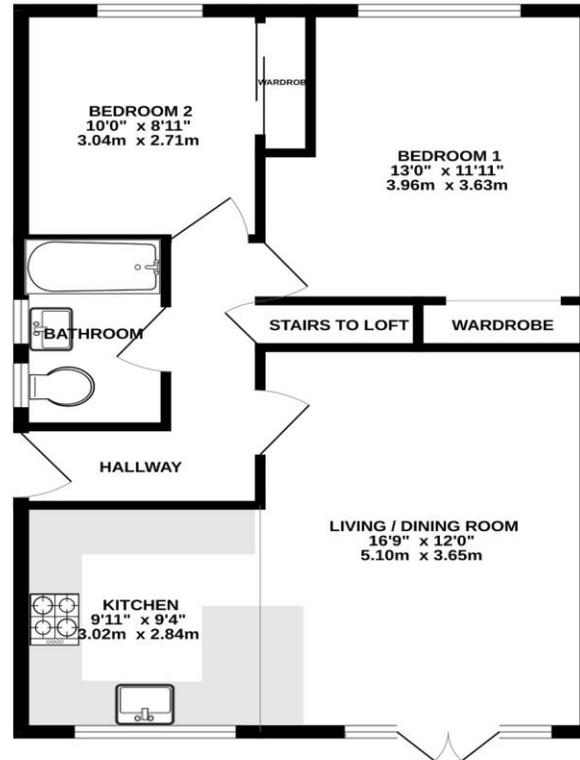
COUNCIL TAX BAND: B



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

DIRECTIONS: From Exeter follow the A376 into Exmouth. On entering Exmouth, take the third exit onto Featherbed Lane and then turn right at the end onto Hulham Road. At the mini roundabout, take the first exit onto Pound Lane and at the next roundabout take the first exit onto Withycombe Village Road. Turn 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 passing Tesco and Lidl. Carry on through the lights in the right hand lane and then turn right into Capel Lane. Take the first right where you will find Mountain Close.

WHAT3WORDS///trial.moved.deal



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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.

