



Guide Price £275,000
12 Berry Close, Exmouth, Devon, EX8 2PT



A surprisingly spacious and modernised terrace house with a large rear garden

- Sitting room & dining area
- Modern kitchen & utility area
- Three good size bedrooms
- Well-appointed bathroom/w.c.
- Gas central heating & extensive UPVC double glazing
- Front & large rear garden
- Close to local shops, schools and bus routes
- EPC = D
- Council Tax = B

Worth viewing because...

This ex-local authority terrace house offers generous size accommodation and has been modernised by the present owners, including a new kitchen/utility room and bathroom/w.c. The house has an excellent size rear garden and is close to local amenities, including a good range of shops at nearby Littleham Cross, Tesco & Lidl supermarkets, schools and bus routes.

In more detail...

The house is set back from the road with an area of open green immediately to the front. There are two enclosed entrance porches leading to the sitting room and utility area. The sitting room provides access to a dining room with French doors leading out to the rear garden. Also on the ground floor is a modern kitchen/utility room and hallway with a staircase rising to the first floor. The first floor landing has a feature fan shape window leading to three good size bedrooms and a well-appointed bathroom/w.c. with a shower over the bath. Other features include gas central heating and extensive UPVC double glazing.

The coastal town of Exmouth...

The property is just under 2 miles from the town centre and seafront, with all local amenities close by. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a

highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.....

Bear in mind...

This would make an excellent family home, and an early viewing is recommended. For more information and viewing arrangements please contact the sole selling agent. Hall & Scott, Exmouth office. Tel: 01395 265530. Email: exmouth@hallandscott.co.uk

Directions...

The property is located just under 2 miles from the town centre. From the town centre proceed along Rolle Street/Rolle Road. At the roundabout, take the first exit onto Salterton Road/B3178. Follow this road for just over a mile, at the second set of traffic lights turn right onto Littleham Road. Then continue straight on at the mini roundabout and turn left onto Midway. Turn right onto Nelson Drive and Berry Close will then be found a short way up on the left-hand side.

Room sizes

Sitting room: 14' (4.27m) x 10'9 (3.26m)

Dining room: 8'10 (2.69m) x 7'11 (2.41m)

Kitchen/utility room: 20'5 (6.22m) x 10'3 (3.12m) maximum measurements.

Bedroom 1: 11'9 (3.58m) x 11'2 (3.40m)

Bedroom 2: 11' (3.35m) x 9'9 (2.97m)

Bedroom 3: 8'10 (2.69m) x 7'11 (2.41m)

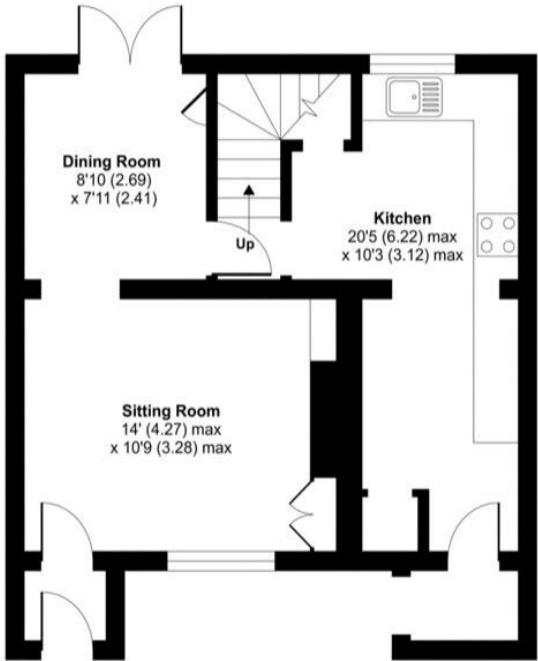
Services: All mains services connected.



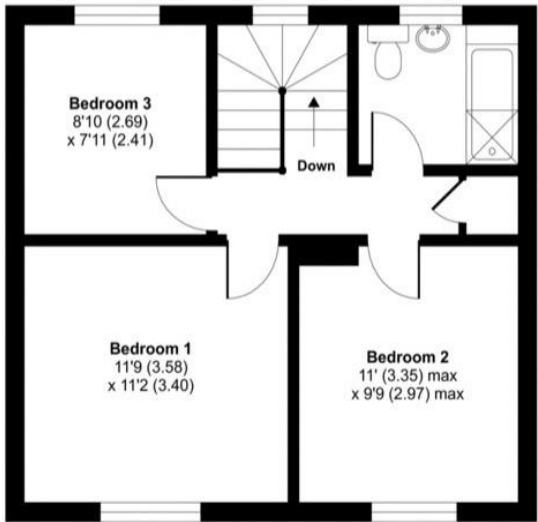
Berry Close, Exmouth, EX8

Approximate Area = 922 sq ft / 85.7 sq m

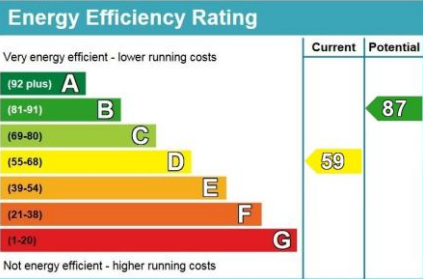
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GROUND FLOOR



FIRST FLOOR



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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.

