www.sarah-dunn.co.uk
SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









8 Poplar Close, Exmouth, EX8 5NX

£214,950

NEW TO MARKET * SOLE SELLING AGENTS * NO CHAIN * EARLY VACANT POSSESSION IS AVAILABLE. Sarah Dunn & Co are delighted to have been chosen and instructed to market and sell this Three bedroom family home which has not been available to the market place for many decades. Situated on this popular small "no through road" within excellent walking distance to all reputable schooling for all ages.

LOCATION



Situated on this popular small " no through road " known as Poplar Close within this established and sought after area of Brixington within the sought after Exe Estuary Town of Exmouth. Walking distance to reputable schooling for all ages. Local shops and post office close by. Situated on a regular bus route and within easy reach of the M5 motorway and the City of Exeter. Exmouth's popular beach and Exe Estuary is close by.

ENTRANCE PORCH/HALLWAY

A good size porch with UPVC replacement double glazed obscured windows to three aspects. Door to side. Textured ceiling. Door to lounge/dining room.

LOUNGE/DINING ROOM

15'11" x 13'11" 8'10" x 8'0" (4.85m x 4.24m 2.69m x 2.44m)

UPVC double glazed window to the front elevation. Double glazed sliding patio doors to the rear garden. Two radiators. Wall mounted fire. Ample power points. Textured and coved ceiling. Two ceiling lights. Large under stairs storage cupboard. Door to the kitchen.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



KITCHEN
9'0" x 7'5" (2.74m x 2.26m)
A fitted kitchen with range of matching wall base and drawer units incorporating a stainless steel single drainer sink unit with taps over. Gas cooker point. Space and plumbing for washing machine. Further appliance space. UPVC replacement double glazed window with outlook over the rear garden. Ample power points. Wall mounted gas fired boiler serving domestic hot water and central heating to radiators throughout the property. Colour coordinated tiled walls and rolled edge worktop surfaces.

INTERNAL PHOTOGRAPH

1ST FLOOR LANDING
A good size traditional landing with doors giving access to three bedrooms and a family bathroom. Corner shelf. Access to loft space. Ceiling light. Power point.

FAMILY BATHROOM
A full size family bathroom which has been recently adapted to provide a double shower unit with quality shower over. Low level wc. Pedestal wash hand basin. Ceiling light. Textured ceiling. Ceiling light. UPVC replacement double glazed obcsured window to the rear elevation.

BEDROOM 1
13'2" x 9'7" (4.01m x 2.92m)
UPVC replacement double glazed window to the front elevation with pleasant outlook. Radiator. Power points. Textured ceiling. Coved ceiling. Ceiling light.

INTERNAL PHOTOGRAPH

BEDROOM 2
9'7" x 8'11" (2.92m x 2.72m)
UPVC replacement double glazed window to the rear elevation. Textured ceiling. Coved ceiling. Power points.

BEDROOM 3
9'4" x 6'1" into recess (2.84m x 1.85m into recess)
UPVC replacement double glazed window to the front elevation. Ceiling light. Airing cupboard housing hot water tank and immersion heater.

OUTSIDE
The property enjoys a lawned garden to the front incorporating a pathway leading to the front door. To the front can be found PARKING and a GARAGE. To the rear can be found an enclosed private rear garden with a variety of mature conifer trees. This garden has been well cared for and stocked by the previous owner. There are pretty established rose bushes and fuschia bushes plus a greenhouse. A pathway leads to the rear giving access to a gate providing rear pedestrian access.

EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



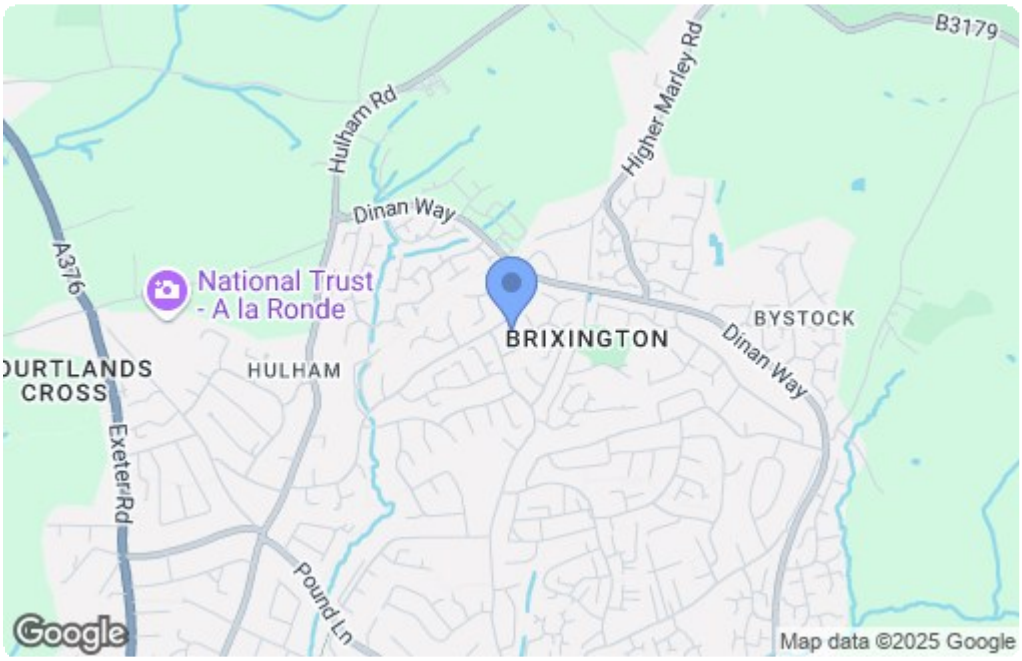
EXTERNAL PHOTOGRAPH

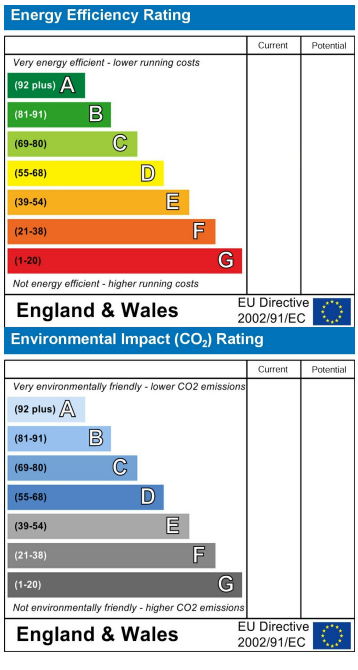


EXTERNAL PHOTOGRAPH



ENERGY PERFORMANCE CERTIFICATE





14 Fore Street, Budleigh Salterton, EX9 6NG
Tel: 01395 720022 Email: sarah@sarah-dunn.co.uk