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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









3 Westminster Close, Exmouth, EX8 5QS

Offers in the region of £275,000

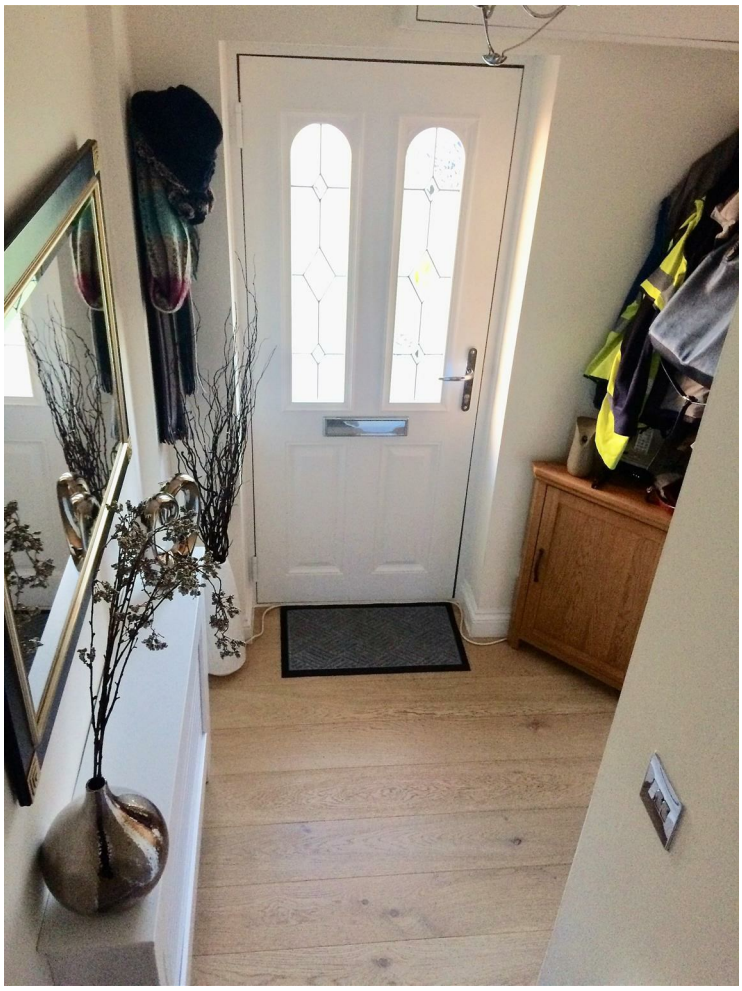
*****NOW SOLD ***** - " SIMPLY STUNNING ! " SHORT CHAIN !! Sarah Dunn & Co Estate agents are delighted to have taken instructions to sell this beautifully enhanced * refurbished and cleverly redesigned and extended three bedroom family home situated in the corner of this most sought after no through " cul de sac" of Westminster Close.

LOCATION



Situated within this small select sought after cul de sac set in the corner with a good size well proportioned plot incorporating a good size driveway to the side which in turn leads to an attached garage. The property is located within this sought after established development within easy access of all reputable schooling for all ages. This area enjoys ease of access to all of Exmouth's many amenities and national store outlets. Exmouth enjoys a wonderful sandy beach plus access to further Exe Estuary villages and Towns to include, Lympstone, Topsham and Woodbury. Exmouth is particularly popular because of being located within an easy drive and distance of the Cathedral City of Exeter the M5 motorway and Exeter Airport which now enjoys a route direct to London City airport. In addition Exmouth enjoys a train station PLUS A MARKS & SPENCER'S FOOD HALL !

RECEPTION HALL



An entrance hall of a traditional style accessed via the canopied entrance porch. High quality replacement double glazed door to the front elevation. Oak flooring. High quality replacement door gives access to the lounge. Stairs rise to the first floor. Radiator with significant and attractive cream cover with mantel. Power points. Ceiling light. Wall mounted storage cupboard housing the solar panel control unit.

LARGE BAY FRONTED LOUNGE
17'10" x 12'5" (5.44m x 3.78m)



A lovely size room with a UPVC replacement

double glazed bay (box style) window over looking the front garden. Under stairs storage cupboard. TV point. Power points. Oak flooring uniformed from reception hall. High quality electric living flame feature fire with attractive mantel and fireplace surround.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



REDESIGNED KITCHEN/DINING ROOM
15'11" x 8'0" (4.85m x 2.44m)



A luxuriously custom made refitted and cleverly redesigned kitchen. No thought effort or expense has been spared in the creation of this highly appointed kitchen which enjoys open access to the dining area which in turn links into the high quality conservatory extension making this a significant entertaining area or family area. A comprehensive fitted kitchen with a comprehensive matching range of wall base display and drawer units incorporating a stainless steel one and a half bowl sink unit with mixer tap over. Built in double oven with built in matching four ring hob with extractor over. Built in dishwasher. Built in fridge/freezer. UPVC replacement double glazed window overlooks the rear garden. Colour coordinated tiled floor and rolled edge worktop surfaces. Ample power points. BT point. Radiator with significant high quality cover complete with mantel. UPVC replacement double glazed double opening doors lead to the conservatory extension.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



HIGH QUALITY SPACIOUS EXTENDED CONSERVATORY
10'0" x 10'0" (3.05m x 3.05m)



A true attribute and extension to this property offering exceptional extra space for a huge variety of uses. This room cuddles the garden and incorporates the garden in to the properties accommodation during the summer months again for entertaining and idea for young children to run around securely. Pitched roof and UPVC double glazed windows to three aspects. Double opening doors lead to the rear garden. Radiator. Power points. Laminated flooring.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



1ST FLOOR LANDING



A lovely first floor landing of a traditional design. High quality replacement doors to all rooms. UPVC replacement double glazed window to the side elevation. Airing cupboard. Access to the loft space. Power points. Ceiling light.

INTERAL PHOTOGRAPH



BEDROOM 1

11'2" x 8'8" (3.40m x 2.64m)



UPVC replacement double glazed window to the rear elevation. Double built in wardrobe. Power points. TV point. Radiator with significant and attractive cream cover complete with mantel.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM 2

10'2" x 8'0" (3.10m x 2.44m)



UPVC replacement double glazed window to the front elevation. Double built in wardrobe. Power points. Ceiling light. Radiator with significant and attractive cream cover complete with mantel.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM 3

7'1" x 6'0" (2.16m x 1.83m)

UPVC replacement double glazed window to the front elevation. Radiator. Ceiling light. Power points.

INTERNAL PHOTOGRAPH

BATHROOM



An attractive and high quality refitted white suite comprising of a panelled bath with shower over. Pedestal wash hand basin. Low level wc. Radiator. Colour coordinated tiled walls and flooring. Heated towel rail. UPVC replacement double glazed obscured window to the rear.

INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



OUTSIDE

The property enjoys this good size plot incorporating a driveway and an attached garage to the side ripe for extension over to provide a fourth bedroom if required. There is a garden laid to lawn at the front incorporating a pathway to the front door. Side access is enjoyed to the side via the garage which in turn leads to the rear walled garden.

ATTACHED GARAGE

A great attribute with a workshop area plus a large loft providing EXCEPTIONAL storage. Utility area to the rear providing space and plumbing for automatic washing machine with space for tumble dryer. Power points. Ceiling light. Further appliance space. Personal door leads to the rear garden. Up and over door to the front.

REAR GARDEN

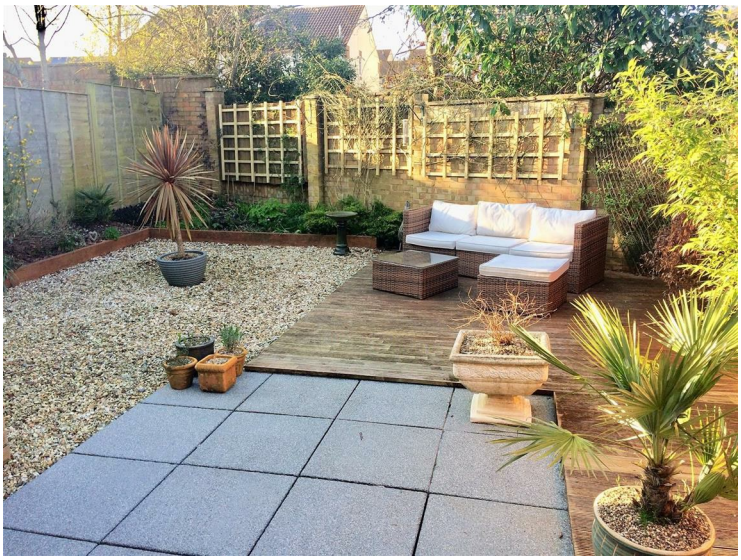


The walled rear garden is yet a further true attribute. Particularly private with a sunny aspect and lots of sky. Fully landscaped for low maintenance yet child friendly.

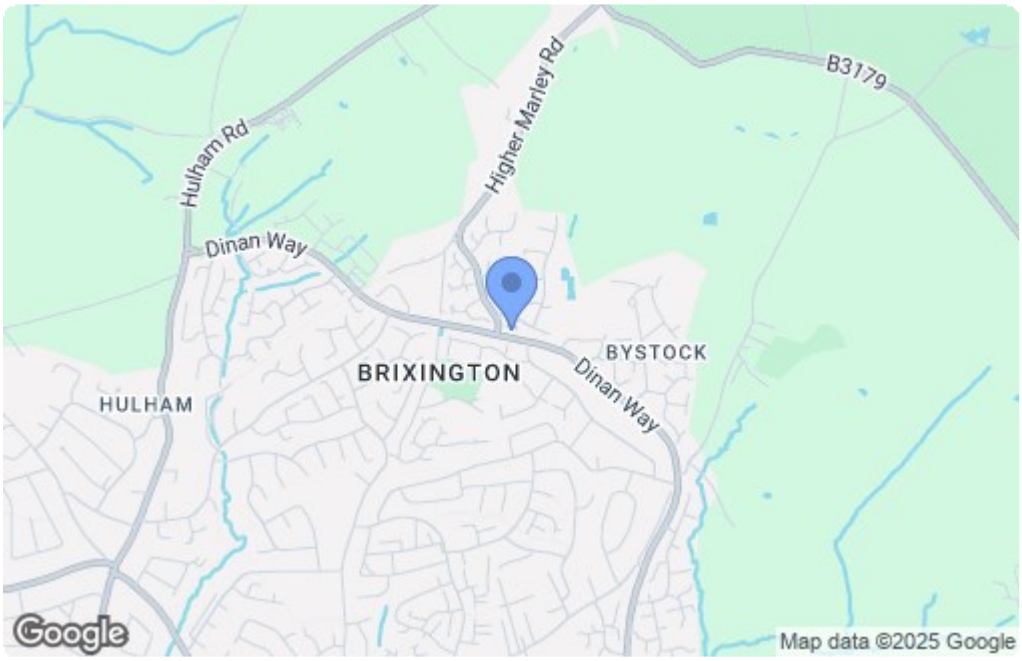
EXTERNAL PHOTOGRAPH

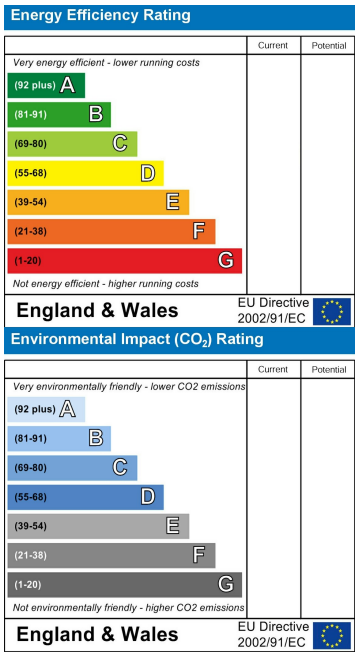


EXTERNAL PHOTOGRAPH



ENERGY PERFORMANCE CERTIFICATE





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