



2 Parson Close Exmouth

W2
ESTATES

2 Parson Close Exmouth | EX8 4HY

£275,000



Property Summary

A neatly presented terraced bungalow, well maintained by the current owner.

Featuring 2 large double bedrooms both with the benefit of built-in wardrobes - one of which is currently being used as a snug with patio doors leading to the rear garden.

The spacious sitting room has ample space for a dining area and leads directly to a smartly presented kitchen with conservatory beyond. The bungalow is also served by a modern shower room with WC.

Outside, to the rear is a large low maintenance patio garden with gated access, ideal to enjoy alfresco dining and entertaining.

Internal viewing is highly recommended to appreciate all this turnkey property has to offer!

- Neatly Presented Terraced Bungalow
- 2 Double Bedrooms
- Spacious Sitting/Dining Room
- Galley Style Kitchen with Conservatory Beyond
- Modern Shower Room with WC
- Front Porch With Additional Storage
- Low Maintenance Rear Patio Garden
- Driveway Parking



Out & About

Exmouth is situated on the East Devon coast, where the River Exe meets the sea. The town offers a diverse range of shops, places to eat and things to do, including water sports such as sailing, windsurfing and kite-surfing, fantastic routes for cycling and walking, start of the Jurassic Coast World Heritage site and unique cultural events as well as two miles of stunning sandy beaches that are a joy whatever the weather. A modern marina lies to the West with annual berthing facilities and a good selection of maritime commerce. Since the Regency period when seaside holidays became fashionable, people have been coming to Exmouth to enjoy the scenery, the great choice of restaurants and the huge range of leisure activities, not to mention the many benefits of just living near the coast. With excellent transport links including a rail line direct to the Cathedral City of Exeter, stopping at the many picture-postcard estuary-side villages along the way. Exeter International Airport is also within an easy commute taking

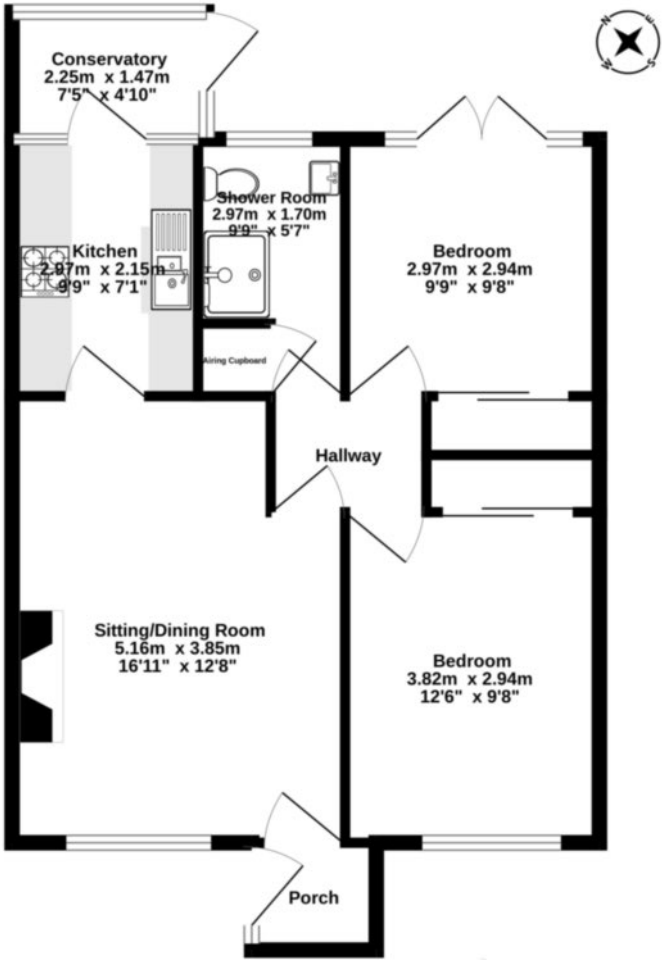
around 20 minutes by car. Both primary and secondary schooling are well catered for with a number of highly regarded private schools also within the area. With so much on offer it is understandable why the town has become so popular among buyers from all walks of life.

On The Doorstep

Excellent bus routes to the town, seafront and on to Exeter City Centre are all within a short walk from the property. Brixington Parade, offering a wide range of amenities such as a Southern Co-op with internal Post Office, hair dressers takeaways plus the Farmhouse pub & restaurant and Tesco Express & fueling station are within reasonable walking distance, making Parson Close a very convenient location to live. Brixington Park, a large area of public green space with play park are also within walking distance. Public allotments can also be found within a few minutes off Broadpark Road for any keen kitchen gardeners.



Tenure: Freehold
Council Tax Band: C
EPC Rating: C



Ground Floor
59.5 sq.m. (641 sq.ft.) approx.

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Directions

After entering Exmouth on the A376, continue along the Exeter Road before turning left into Featherbed Lane. At the end of Featherbed lane turn left and at the mini roundabout take the second exit into Pound lane before taking a left turn into the Marles. At the end of the road turn right into Brixington Lane and continue past the park on your right to Langstone Drive (also on the right). Turn into Langstone Drive then take the second right into Parson Close. No.2 can be found on the right as you enter the close.