Bond Oxborough Phillips

Changing Lifestyles

6 Stonechat Close

Exmouth

EX8 5FL



OIRO - £375,000







6 Stonechat Close

- Sought-after Goodmores Estate location
- Modern, beautifully presented throughout
- Spacious open-plan living and dining area
- Contemporary fitted kitchen
- En-suite to principal bedroom
- Modern family bathroom
- Landscaped rear garden with patio and lawn
- Generous driveway and carport
- Excellent EPC rating of A







A fantastic opportunity to acquire a beautifully presented three-bedroom detached home in the sought-after Goodmores Estate.

Welcome to this fantastic opportunity to buy a beautifully presented three-bedroom detached property, situated within the popular Goodmores Estate in Exmouth.

The property offers spacious and well-proportioned accommodation throughout, finished to a high modern standard. Upon entering, you are welcomed into a bright and airy home, with contemporary interiors and a well-thought-out layout.

The ground floor boasts a spacious open-plan living and dining area, seamlessly flowing through to a generous modern kitchen, creating a wonderful space for both everyday living and entertaining. A convenient ground-floor WC completes the downstairs accommodation.

Upstairs, the property offers three generously sized bedrooms, with the principal bedroom benefiting from its own private en-suite. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden has been thoughtfully landscaped to provide a lovely outdoor space, featuring a combination of patio and lawn areas, perfect for relaxing, entertaining and enjoying the warmer months.

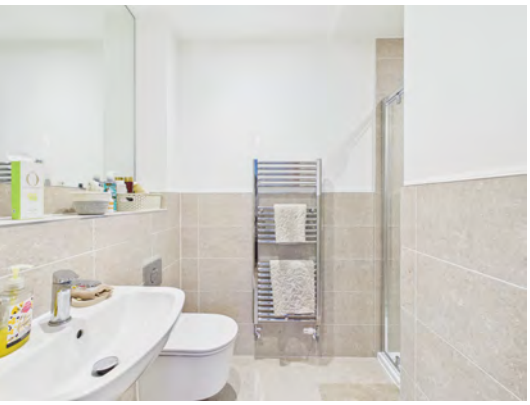
Further benefits include a generous driveway providing ample off-road parking, a carport and an impressive EPC rating of A, offering excellent energy efficiency and the potential for lower running costs.

This is a fantastic opportunity to secure a modern, well-maintained home in a desirable Exmouth location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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The property is ideally situated in a popular residential area of Exmouth, offering a wonderful balance of everyday convenience and coastal living. The area benefits from a range of nearby local amenities, including shops and supermarkets, while Exmouth town centre is within easy reach, providing a fantastic selection of independent shops, cafés, restaurants and leisure facilities. The beautiful sandy beach and stunning Devon coastline are also close by, perfect for coastal walks, family days out and enjoying the outdoors. With local schools, transport links and plenty of green spaces nearby, this is a lovely location for those looking to enjoy a relaxed lifestyle while still having everything they need close at hand. Exmouth really does offer the best of both worlds!











Site Management Fee Disclaimer

Please note that an annual site management fee of approximately £200 will be payable. The final amount will be confirmed upon completion of the development and may be subject to adjustment.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



Floor 0



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.