



Guide Price £380,000
22 Littlemead Lane, Exmouth, Devon, EX8 4RF



**A beautifully presented semi-detached chalet style house, in a convenient location,
with a private landscaped rear garden, garage, carport and driveway with space for 3 cars.**

Spacious living room and dining area.

Modern Kitchen with a fan assisted electric double oven/grill and gas hob.

3 Well proportioned first floor bedrooms.

Well appointed modern fully tiled bathroom /WC with a separate shower.

Gas central heating & UPVC double glazing.

Attractive front garden and private landscaped rear garden.

Driveway Parking for 3 cars incorporating a garage and carport.

Convenient for Rivermead General Stores / Post Office and bus routes.

LOCATION

The property is well located in a good part of the town, convenient for Rivermead Stores / Post Office and local bus routes.

The Exe Estuary has been designated as "an area of outstanding natural beauty" and offers further exceptional walks and a cycle path leading to Lymptone and continues through to Exeter. The opportunities to enjoy a variety of water sports

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

DESCRIPTION This semi-detached chalet style house has been much improved and beautifully modernised by the present owners who have lived there for a number of years. Other features include UPVC double glazing and gas central heating / hot water supplied by an energy efficient combination boiler.

The gardens are worthy of particular mention as they have been landscaped with the rear garden providing much privacy incorporating lawn, shrubs, flowerbeds and a patio area at the top of the garden well positioned for the sun. The house also has the advantage of driveway parking for 3 cars, incorporating a carport and garage.

ACCOMMODATION

The accommodation on the ground floor has an L-shape reception hall with a useful understairs cupboard and access to all the ground floor rooms. These include a useful cloakroom, spacious living room / dining area and a modern kitchen fitted with a range of Wren units incorporating a fan-assisted double oven / grill and hob. On the first floor a landing provides access to 3 well proportioned bedrooms and a well appointed fully tiled bathroom / WC having a separate shower.

To avoid disappointment an early viewing is recommended.

SERVICES: All mains services are connected.

TENURE: Freehold

COUNCIL TAX - Band C

DIRECTIONS: Leave Exmouth town centre along Marine Way / A376 Exeter Road with the train station on the left hand side. Follow Exeter Road for approximately 1.3 miles and turn right onto Rivermead Avenue. Then turn right onto Roundhouse Lane. Take the first turning on the left onto Littlemead Lane and this property will be found a short way along on the left hand side.

WHAT3WORDS: ///score.ships.monkey

MEASUREMENTS

GROUND FLOOR

LIVING ROOM / DINING AREA

24' 7" (7.5m) x 14' 1" (4.28m) narrowing to 10'11 (3.33m)

KITCHEN

9' 11" (3.02m) x 9' 6" (2.89m)

CLOAKROOM

3' 8" (1.12m) x 2' 6" (0.77m)

FIRST FLOOR

BEDROOM 1

13' 2" (4.02m) x 8' 8" (2.65m)



BEDROOM 2

10' 5" (3.18m) x 8' 11" (2.72m)

BEDROOM 3

8' 5" (2.57m) x 7' 2" (2.19m)

BATHROOM / WC

8' 6" (2.58m) x 7' 4" (2.24m)

OUTSIDE

CARPORT

20' 9" (6.33m) x 8' 10" (2.7m)

GARAGE

16' 2" (4.92m) x 8' 10" (2.7m)



Telephone:

01395 265530

Email:

exmouth@hallandscott.co.uk

Website:

www.hallandscott.co.uk

Address:

Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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 particulars, 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.