



Guide Price £450,000
141 St Johns Road, Exmouth, Devon, EX8 4EW



A spacious detached bungalow in a tucked away location with attractive gardens, garage and driveway parking.

- **Sitting room & open plan dining room**
- **Modern kitchen with built in Neff appliances**
- **Large conservatory**
- **Two good size bedrooms – one en-suite shower room/w.c.**
- **Principle bathroom/w.c.**
- **Gas central heating & UPVC double glazing**
- **Integral garage and driveway parking**
- **Attractive front & rear gardens**
- **No chain**
- **EPC = D**
- **Council Tax = D**

Worth viewing because...

This attractive detached bungalow is situated in a tucked away cul-de-sac occupying a good size site with established front and rear gardens. There are local bus services and shops within the area.

In more detail...

To the front of the bungalow is a bricked paved driveway leading to an integral garage with courtesy doors to the conservatory and outside. A porch entrance leads to a good size reception hall with doors leading to the principal rooms and a walk-in cupboard housing the energy efficient condensing combination boiler supplying domestic hot water and heating. A spacious sitting room with a fireplace then provides access to the open plan dining room. The remainder of the accommodation includes a modern kitchen with built-in Neff appliances including an electric hob, fan assisted oven/grill and fridge/freezer. Large UPVC double glazed conservatory, two well-proportioned bedrooms – one with an en-suite shower room/w.c. and a fully tiled bathroom w.c. with an electric shower over the bath. Other features include, UPVC double glazing and good size established gardens to both the front and rear.

The Coastal Town of Exmouth...

"The property is within two and a half miles of Exmouth seafront and town centre alike, with all local amenities close-by. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lypstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports 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 coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer."

Bear in mind...

The bungalow is situated in a tucked away location towards the higher end of the road and is being sold with no chain. An ideal opportunity for those looking for a spacious bungalow in a great location. To avoid disappointment an early viewing is highly recommended.

Directional note...

Leave Exmouth town centre along Rolle Street/Rolle Road. Take the first exit at the roundabout onto Salterton Road/B3178. Follow the road for about 1.5 miles going straight ahead at both sets of traffic lights. Then turn left at Lidl supermarket onto Dinan Way. Turn left onto St Johns Road and then immediately right and this bungalow will be found a short way along on the left-hand side.

Room sizes...

Sitting room: 5.16 x 3.64

Dining room: 3.06 x 3.02

Kitchen: 3.03 x 3.03

Conservatory: 7.55 x 2.33

Bedroom 1: 4.25 x 3.34

En-suite shower room/w.c.: 2.57 x 0.88

Bedroom 2: 3.47 excluding the wardrobe area x 3.34

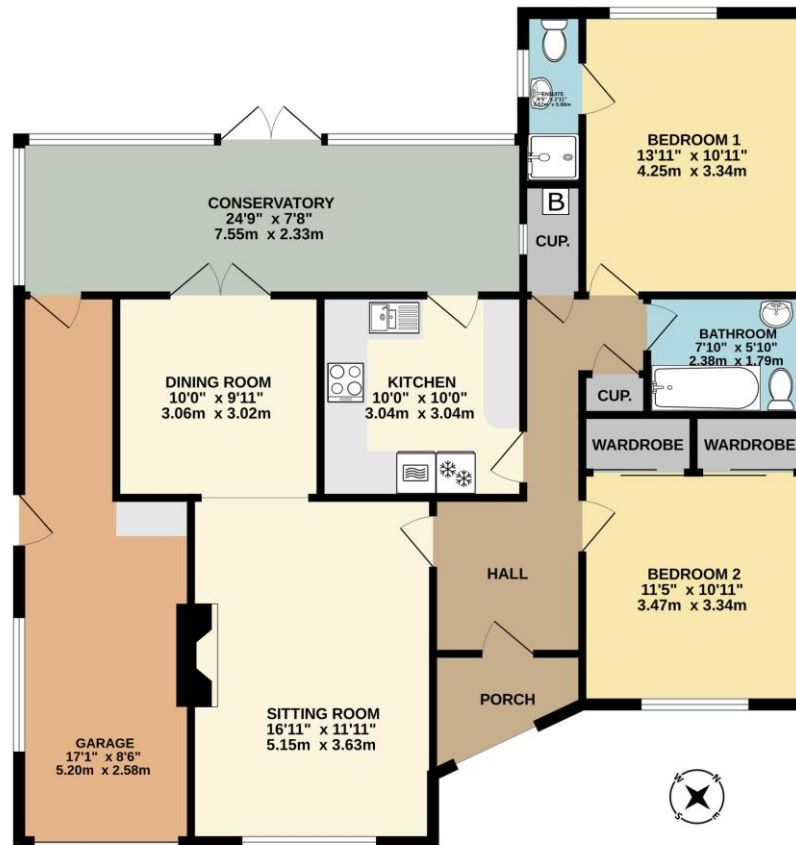
Bathroom/w.c.: 2.38 x 1.79

Garage: 5.20 x 2.58 & 3.02 x 1.36

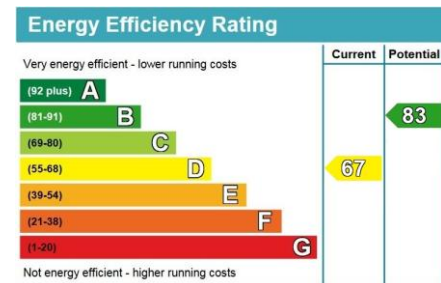
Services: All mains services are connected.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 particular, 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.

