

Regency

ESTATE AGENTS



12A MOUNT PLEASANT, LITTLEHAM, EX39 5HW

£365,000

A spacious 4 bedroom link-detached house situated in the beautiful village of Littleham with exceptional countryside views, boasting 4 double bedrooms, an open plan lounge/diner, kitchen, conservatory, garage & driveway parking and a landscaped rear garden. Benefiting from uPVC double glazing.

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Situated in the picturesque and ever popular parish of Littleham, this beautifully presented family home offers generously proportioned accommodation and wonderful views over the countryside beyond.

On entering the property, a hallway gives access to the large downstairs WC, which with a little creativity could easily become a shower room or utility area.

The extended kitchen comprises a good array of wall & base level units, whilst benefiting from an electric double oven, gas hob, and space for a slimline dishwasher, washing machine and tall standing fridge freezer. The understairs cupboards has been shelved out to create a handy pantry and store cupboard.

Off the kitchen, an opening takes you through to the spacious lounge/diner which is bright and airy, boasting a multi fuel burning stove adding to the cosy village lifestyle.

A conservatory leads from the dining area, with French doors opening to the rear garden and patio.

Stairs rise to the first floor, where there are 3 good-sized double bedrooms, with the master bedroom overlooking the pretty rear garden whilst also benefitting from built in wardrobes.

The family bathroom makes up the remainder of the first floor, comprising a modern P-shaped bath with shower over, WC and vanity basin.

A further staircase rises to the second floor where the 4th double bedroom boasts stunning views of the rolling countryside. Clever bespoke storage has been built to make the most of the eaves space.

Externally, to the front is a pretty garden, with the garage set down from the property with driveway for upto 2 vehicles. To the rear a beautifully landscaped garden steps up from a large patio area. At the top of the garden a wooden sleeper decking boasts a pizza oven and BBQ area... the perfect spot to take in the views!

Services: Mains electric & drainage, LPG gas Heating.

Energy Performance Certificate: E (42)

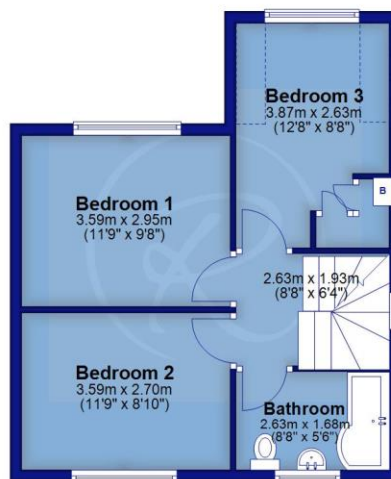
Council Tax: BAND C (£2,052.65 per annum)



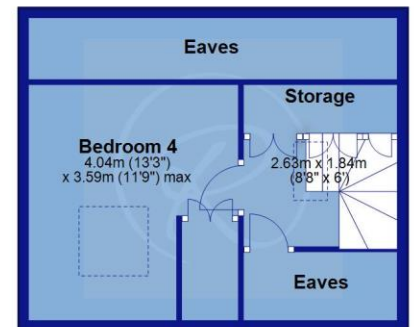
Ground Floor
Approx. 64.4 sq. metres (693.4 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.8 sq. feet)



Second Floor
Approx. 22.1 sq. metres (237.8 sq. feet)



Total area: approx. 127.9 sq. metres (1376.9 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.