



49 MEADOW VIEW ROAD, EXMOUTH, EX8 4ET

£1,950 PCM





FULL DESCRIPTION The front door opens into the hallway with doors to the downstairs W/C and on to the kitchen, living room and stairs to the first floor. The living room is a particularly light and spacious room with large windows over looking the front garden and a electric fire with pretty surround. A large opening leads into the dining room, with space for a large table and chairs, double doors open onto the patio and rear garden, and a hatch opens into the adjoining kitchen.

The kitchen is another light room, with a back door and windows overlooking the rear garden. There is a range of base and wall mounted kitchen units as well as a large fridge freezer, integrated dishwasher and washing machine and the hatch into the dining room.

Upstairs there are four good sized bedrooms, three of which are large double rooms and one a single bedroom, all of which overlook the front and rear gardens. The family bathroom is of a good size, with his and hers sinks, Jacuzzi bath, separate shower and W/C.

LIVING ROOM/ DINING ROOM Large open plan space with double doors leading out to the back



garden.

KITCHEN Newly remodelled with a ceramic hob and including a washing machine and a fridge/freezer.

DOUBLE BEDROOMS all include fitted carpets, gas heating and a large window.

BATHROOM Includes a double vanity, large jacuzzi bath, walk in shower and a toilet.

OUTSIDE

The property is approached up a paved driveway which provides off road parking, this in turn fronts onto the large single garage, with electric up and over doors and a rear door opening onto the back garden. The gardens at the front are primarily laid to lawn with a few specimen shrubs. There is side access to the rear garden to the side of the garage.

The gardens behind the house face South West, making the most of the sun and creating a wonderful and private space. Attractive borders with a range of shrubs and plants create a fantastic array of colours and separate a higher level of lawn.

AGENT NOTES Council Tax: D

Rent: £2100

Deposit: £2423.07

EPC:

Part B: Info which must be on ad.

Property type

Property construction

Number and types of rooms

Electric supply

Water Supply

Sewerage

Heating

Broadband

Mobile signal/coverage

Parking

Part C: May or may not be needed

Building safety

Restrictions

Flood risk

Coastal erosion risk

Planning permission

Accessibility/adaptations

Coalfield or mining area



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |