



183 Pound Lane
Exmouth
EX8 3LE

Guide Price:
£300,000
Freehold

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In brief...

- An attractive older style detached bungalow in need of some modernisation
- Spacious reception hall
- Good size living room
- Kitchen/breakfast room
- Two double bedrooms
- Bathroom/wc
- Economy 7 night storage heating and UPVC double glazing
- Enclosed sunny aspect rear garden
- Detached garage and ample driveway parking
- Convenient location and No chain
- Council Tax Band 'C'
- EPC = F





In more detail....

This attractive older style detached bungalow is situated in a convenient location close to local bus routes as well as other amenities. The accommodation offers a spacious reception hall providing access to all of the rooms. These include a generous size living room with an open fireplace, kitchen/breakfast room, two double bedrooms and a bathroom/wc. Other features include Economy 7 electric night storage heating and UPVC double glazing. The property occupies a good size site with a front garden and a gated driveway leading to a detached garage. The rear garden is enclosed and enjoys a fine sunny aspect.

For more information and viewing arrangements please contact the Sole Selling Agent Whitton and Laing, Exmouth office.

Tel: 01395 267777.

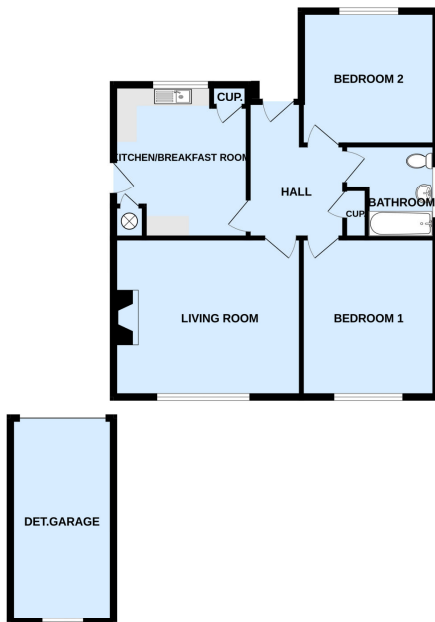
Email: exmouth@whittonandlaing.com.

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 errors, 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. Made with floorplan 02003

Room sizes

Reception Hall:

10' 10" x 6' 11" (3.30m x 2.11m)
max. measurements

Living Room:

15' 2" x 12' 11" (4.63m x 3.93m)

Kitchen/Breakfast Room:

12' 5" x 10' 11" (3.78m x 3.32m)

Bedroom 1:

12' 11" x 10' 11" (3.94m x 3.32m)

Bedroom 2:

10' 11" x 10' 11" (3.32m x 3.32m)

Bathroom/wc:

7' 6" x 5' 7" (2.28m x 1.70m) excl. door recess

Detached Garage:

16' 6" x 8' 4" (5.03m x 2.53m)

Directional Note...

Leave Exmouth town centre along Marine Way/A376 Exeter Road. Turn right just past the traffic lights onto Hulham Road. Follow this road around to the left and when you get to the mini roundabout take the second exit onto Pound Lane. This property can then be found a short way down on the left hand side.



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More details from...

1 Chapel Street
EXMOUTH
Devon EX8 1HR

01395 267777
exmouth@whittonandlaing.com
www.whittonandlaing.com


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