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22 St. Margarets View, Exmouth, EX8 5BJ

GUIDE PRICE  
**£435,000**  
TENURE Freehold



**A Delightful Link Detached House Located In A Select Development With Beautiful Gardens, Driveway And Garage, With Outlook Towards Littleham Church, Originally Built As A Four Bedroom Home And Now Re-designed As A Spacious Three Bedroom Home**

Good Size Lounge/Dining Room \* Kitchen \* Double Glazed Conservatory  
Ground Floor Cloakroom/Wc \* Three First Floor Bedrooms \* Spacious Bathroom Suite \* Gas Central Heating \* Double Glazing \* No Ongoing Chain



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**THE ACCOMMODATION COMPRISES:** uPVC wood-effect front door giving access to:

**RECEPTION HALL:** Radiator, telephone point, stairs rising to first floor landing with understairs storage cupboard beneath.

**GROUND FLOOR CLOAKROOM/WC:** Fitted with wash hand basin, WC, radiator, part tongue and groove wall, double glazed window.

**LOUNGE/DINING ROOM:** 5.77m x 5.36m (18'11" x 17'7") maximum overall measurement. A spacious bright room with measurement excluding the square bay window which overlooks the front aspect enjoying lovely outlook towards Littleham Church, attractive fire surround housing electric living flame fire, two radiators, TV point, further double glazed window overlooking the rear garden and sliding double patio doors opening onto the rear garden.

**KITCHEN:** 3.66m x 2.74m (12'0" x 9'0") Fitted range of work surfaces with cupboards and drawer units and dishwasher space beneath work surfaces, inset one and a quarter bowl ceramic sink unit with attractive tiled splashbacks, wall mounted cupboards, wall mounted gas boiler for domestic hot water and central heating, built-in oven and grill, space for upright fridge/freezer (all integrated appliances and fridge/freezer will be included), double glazed window to rear aspect, double glazed door to:

**CONSERVATORY:** 3.66m x 1.83m (12'0" x 6'0") A fine addition to the accommodation with double glazed windows and sliding patio doors opening onto the delightful rear garden, wall lighting, radiator, power sockets, making this an excellent additional living space.

**FIRST FLOOR LANDING:** Access to roof space, double glazed window to front aspect.

**BEDROOM 1:** 4.09m x 3.1m (13'5" x 10'2") With two double glazed windows to rear aspect, two built-in double wardrobes with clothes rail and shelf, radiator.

**BEDROOM 2:** 3.28m x 3.1m (10'9" x 10'2") Double glazed window to rear aspect, radiator.

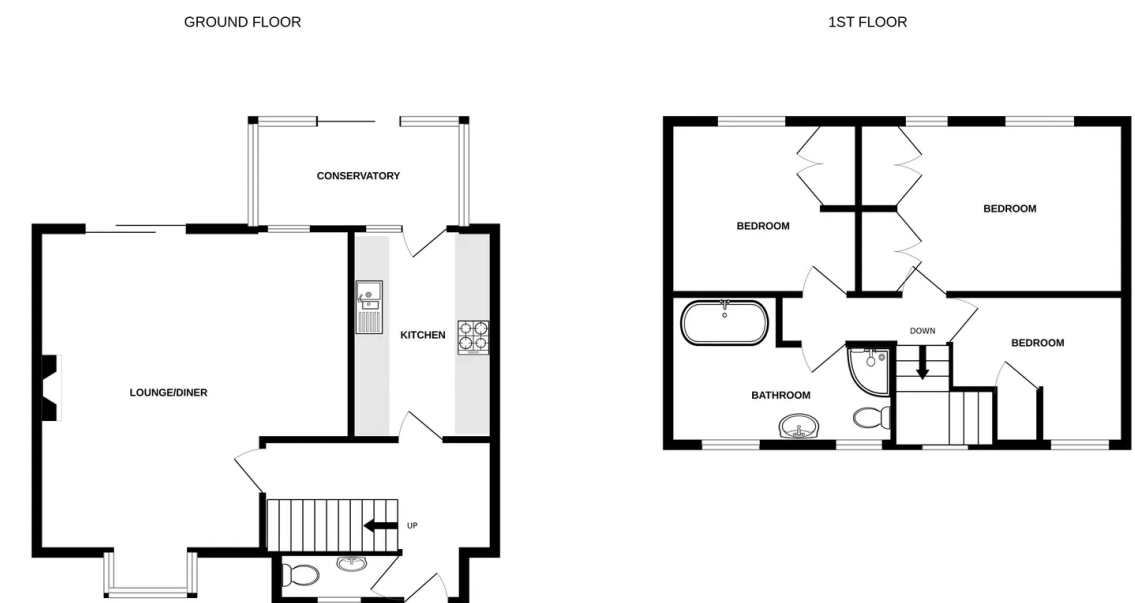
**BEDROOM 3:** 10' x 9' maximum overall measurement. Double glazed window to front aspect, built-in airing cupboard with water cylinder and shelving, radiator.

**BATHROOM/WC:** 3.96m x 2.57m (13'0" x 8'5") narrowing to 1.65m (5'5") Formally two rooms providing a spacious bathroom suite comprising; bath in tiled surround, shower cubicle, pedestal wash hand basin, WC, two double glazed windows, radiator.

**OUTSIDE:** There are attractive lawned gardens to the front and side of the property edged with colourful flower and shrub beds together with a decorative stone seating area to the front of the property. A driveway provides off road parking leading to a GARAGE. A side gate and pathway lead through to the rear garden. The rear garden is fully enclosed enjoying a sunny aspect and a high degree of privacy comprising of patio areas ideal for outside entertaining. Lawn area of garden and well stocked flower and shrub beds. Octagonal GREENHOUSE, pond, outside tap, path and gate leading back around to the front of the house.

**GARAGE:** 5.72m x 2.62m (18'9" x 8'7") Up and over door, power and lighting. Connected with opening to **GARDEN STORE:** 2.62m x 2.36m (8'7" x 7'9") with door into rear garden, work bench and window, power and light connected.

**FLOOR PLAN:**



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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