



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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98 Parkside Drive, Exmouth, EX8 4LX

GUIDE PRICE
£372,500
TENURE Freehold



A Detached Bungalow Situated In A Favoured Area Close To Bus Routes And Amenities With Attractive Sunny Aspect Rear Garden, Double Width Drive And Integral Garage

Reception Hall * Good Size Lounge With Archway Through To Dining Room
Conservatory * Kitchen * Two Double Bedrooms * Shower Room * Separate
Cloakroom/Wc * Gas Central Heating Via Modern Boiler * Double Glazed Windows
Some General Refurbishment Required

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THE ACCOMMODATION COMPRISES: Double glazed front door to:

RECEPTION HALL: With exposed parquet flooring, coats cupboard, further cupboard housing modern Worcester boiler for hot water and central heating, radiator and telephone point.

LIVING ROOM: 4.9m x 3.38m (16'1" x 11'1") With exposed parquet flooring, fitted gas fire, TV point, fitted shelving in wall recess, double glazed window overlooking the rear garden, archway opening to:

DINING ROOM: 3.1m x 2.41m (10'2" x 7'11") With exposed parquet flooring, radiator, doors to:

CONSERVATORY: 2.97m x 2.41m (9'9" x 7'11") Double glazed windows and doors overlooking and opening onto the rear garden.

KITCHEN: 3.96m x 2.74m (13'0" x 9'0") Fitted with work surfaces with cupboards and drawer units beneath, inset one and a half bowl single drainer sink unit, space for upright fridge/freezer, gas cooker point, wall mounted cupboards, plumbing for automatic washing machine, part-tiled walls, serving hatch to dining area, double glazed window and door giving access to outside.

BEDROOM 1: 4.88m x 3.45m (16'0" x 11'4") A good size main bedroom with range of built-in wardrobes incorporating a dressing table area with storage cupboards over, exposed parquet flooring, double glazed windows to front and side aspects, radiator.

BEDROOM 2: 4.32m x 3.28m (14'2" x 10'9") Radiator, built-in wardrobes, double glazed windows to side and rear aspects.

SHOWER ROOM: 1.96m x 1.73m (6'5" x 5'8") With double width shower cubicle with splash screens and sliding doors, pedestal wash hand basin, radiator, fully tiled walls, shaver socket, mirror fronted medicine cabinet, double glazed tilt and turn window with patterned glass.

SEPARATE CLOAKROOM/WC: Wash hand basin with tiled splashback, WC medicine cabinet, double glazed window with patterned glass, exposed parquet flooring.

OUTSIDE: To the front of the property there is a double width block paved driveway leading to the **INTEGRAL GARAGE**. The front garden is laid to decorative stone, side gate and pathway gives access through to the rear garden which is a lovely feature of the property enjoying a sunny Southerly aspect and enjoying a high degree of privacy and seclusion, mainly laid to lawn edged with mature flower and shrub beds, timber GARDEN SHED. Further side pathway gives access back round to the front of the bungalow.

FLOOR PLAN:



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