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LINKS
ESTATE AGENTS

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Guide Price £465,000

162 Hulham Road, Exmouth, EX8 4RB



- Well Presented Detached House • Gas Central Heating & uPVC Double Glazing
- Ground Floor Cloakroom, Living / Dining Room • Modern Fitted Kitchen / Breakfast Room
- 3 First Floor Double Bedrooms & Bathroom • Exe Estuary & Haldon Hill Views From Front
- Detached Garage With Driveway • Good Sized Gardens



Accommodation

Ground Floor

Step up to UPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed windows to front and either side. Tiled flooring. Obscure uPVC double glazed door leading to:

Entrance Hall

Staircase rising to 1st floor. Window to side. Radiator. Wall mounted central heating thermostat. Useful walk - in cloaks storage cupboard which also has the electric fuse box and electric meter. Telephone point. Doors leading to:

Living / Dining Room 21'3" (6.48m) Max x 17'10" (5.44m) Max

Living Area 17'10" (5.44m) x 11'11" (3.63m)

Dual aspect having window to front with Exe Estuary and Haldon Hill views, French doors leading to the rear garden. Fitted gas fire on raised display plinth. Radiator. Open to:

Dining Area 9'5" (2.87m) x 8'11" (2.72m)

Window to rear. Radiator.

Kitchen / Breakfast Room 14'3" (4.34m) x 8'11" (2.72m)

Window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and splashback. Stainless steel single sink and drainer unit with mixer tap. Built in 4 ring gas hob with electric oven below. Space under the work surface for fridge etc. Radiator. Useful walk - in pantry. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. uPVC double glazed external door leading to side passageway.

First Floor

Landing

Access to loft storage space. Smoke alarm. Doors leading to:

Bedroom 1 13'9" (4.19m) x 11'11" (3.63m)

Dual aspect, having 2 windows to side and window to front that gains Exe Estuary and Haldon Hill views. Range of fitted wardrobes to one wall with access to eaves storage. Further fitted storage cupboards. Radiator.



Bedroom 2 12'6" (3.81m) x 9'5" (2.87m)

Window to rear. Fitted wardrobe with access to further eaves storage. Radiator.

Bedroom 3 10'0" (3.05m) x 9'7" (2.92m)

Window to front gaining Exe Estuary and Haldon Hill views. Built - in wardrobe. Radiator.

Bathroom

Obscure glazed window to side. Suite comprising panelled bath, low - level WC and pedestal wash hand basin. Heated towel rail. Linen storage cupboard. Wall mounted electric heater. Shaver socket.



Externally

The Front Garden is laid to lawn with shrub borders providing interest and colour. Outside lighting. A driveway provides off - road parking and leads to:

Garage 20'7" (6.27m) x 8'10" (2.69m)

Up and over door to front. uPVC double glazed window to rear. uPVC double glazed personal door to side. Cold water tap. Power and light connected.

Rear Garden

The property has an enclosed Rear Garden which has a patio area immediately adjacent the property, ideal for outdoor dining and sitting during the fine weather. The remainder is then being laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Front pedestrian access to either side of property via timber garden gate and side passage way. Outside lighting.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E. The property is on a water meter

Mortgage Assistance

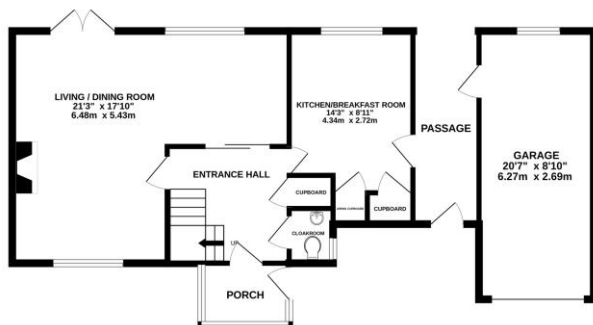
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

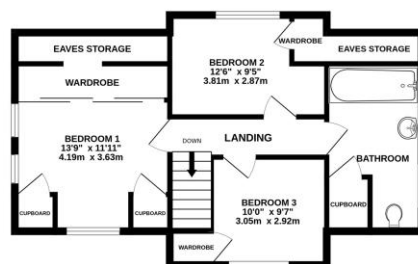
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GROUND FLOOR



1ST FLOOR




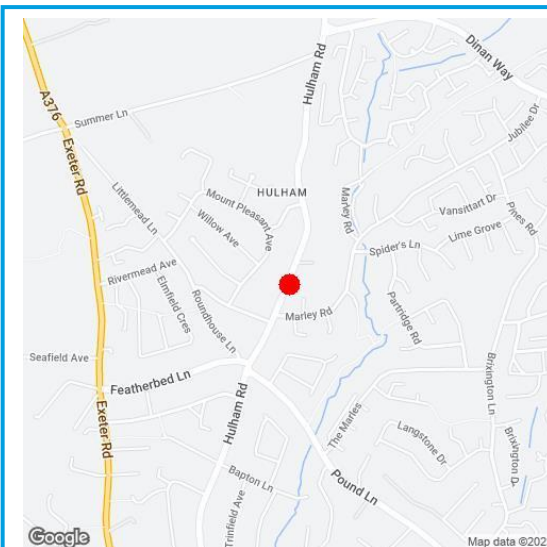
HULHAM ROAD, EXMOUTH

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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Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left and right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Proceed through 2 sets of traffic lights, turning right into Hulham Road, signposted Ottery St Mary. Bear left, proceed over the roundabout, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			60
(55-68) D			
(39-54) E			
(21-38) F			35
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.