

Offers in Excess of £425,000
21 Holland Road, Exmouth, EX8 4AU



- 3 Double Bedroom Chalet Style Bungalow • Gas Central Heating & Double Glazing
- Living Room & Dining Room • Kitchen, Ground Floor Bedroom • Ground Floor Shower Room & 2 x WC's
- 2 First Floor Double Bedrooms • Level Gardens, Garage & Driveway • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to front entrance door, with outside lighting, leading to:

Entrance Porch

Laminate flooring. Cupboard housing the electric meter and trip switch fuse box. Half obscure glazed door leading to:

Entrance Hall

Staircase rising to 1st floor. Radiator. Smoke alarm. Doors leading to:

Cloakroom

Obscure glazed window to rear. White suite of low level WC and wall mounted wash hand basin. Tiled splashbacks. Extractor fan.

Living Room 17'7" (5.36m) x 13'10" (4.22m)

Dual aspect having uPVC double glazed windows to front and side. Focal point of brick fireplace with a tiled hearth, wooden mantle and capped gas fire point. Radiator. Telephone point.

Dining Room 12'0" (3.66m) x 10'6" (3.2m)

uPVC double glazed sliding patio doors leading to the rear garden. Radiator. Half obscure glazed door leading to:

Side Porch

uPVC double glazed external doors to front and rear. uPVC double glazed window to side.

Kitchen 10'10" (3.3m) x 7'10" (2.39m)

uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback. Stainless steel single sink and drainer unit with mixer tap. Built in 4 ring electric hob with filter hood above and eye level double electric oven and grill to side. Space and plumbing for washing machine. Further space for freestanding fridge / freezer. Radiator. Inset ceiling lights.

Bedroom 1 12'5" (3.78m) x 10'10" (3.3m)

uPVC double glazed window to front. Radiator.

Shower Room

Obscure uPVC double glazed window to rear. White suite of triple shower tray with splash screen doors and thermostatically controlled shower unit with splash back to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Tiled flooring. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water,

First Floor

Half Landing

uPVC double glazed window to rear. Stairs rising to:

Landing

Access to loft storage space. Doors leading to:

Bedroom 2 14'11" (4.55m) x 11'9" (3.58m)

uPVC double glazed window to side. Walk - in double wardrobe. Access to eaves storage space. Radiator.



Bedroom 3 11'11" (3.63m) x 11'2" (3.4m)

uPVC double glazed window to side gaining Haldon Hill views. Built - in double wardrobe with access to eaves storage space. Radiator.

Externally

This property enjoys good sized level grounds.

Front Garden

The Front Garden is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Low brick wall boundaries. Driveway provides off-road parking and leads to:

Detached Garage 18'5" (5.61m) x 8'2" (2.49m)

Up and over door to front. uPVC double glazed window to side. Power and light connected. To the rear and attached to the garage is a useful garden shed.

Rear Garden

Another feature of this property is the good sized and enclosed rear garden. They are laid mainly to lawn, again, having shrub and herbaceous beds and borders, providing year round interest, colour and privacy. There is a small patio area adjacent to the property. Outside gas meter box. Outside water tap. Timber garden shed. Timber panelled fence and hedge boundaries. Small pond. Front pedestrian access to side of the property.

Tenure

The property is FREEHOLD

Services

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

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

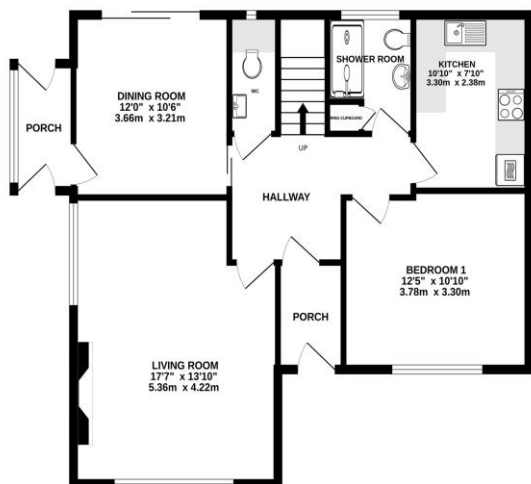
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Agents Note

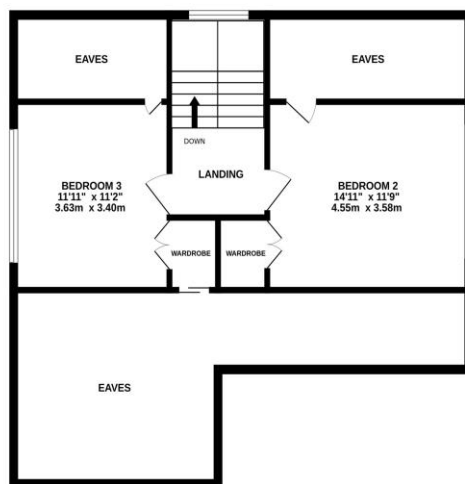
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR




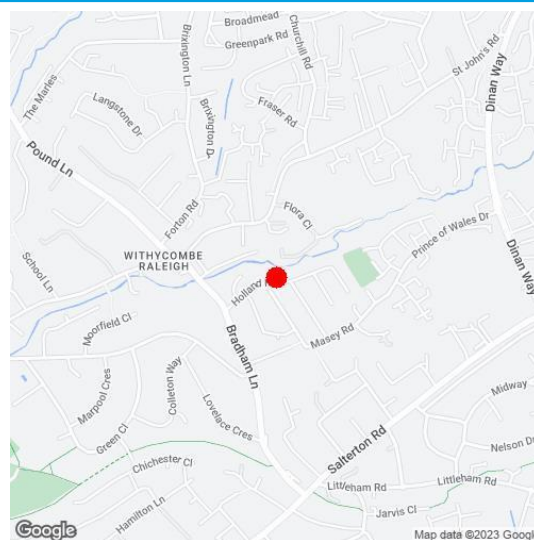
HOLLAND ROAD, EXMOUTH

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 up Rolle Street and turn left at the mini roundabout into Salterton Road. Proceed through the 1st set of traffic lights and turn left at the next set of traffic lights, Littleham Cross, into Bradham Lane. Take the second right into Holland Road, where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 B			
69-80 C			84
55-68 D			
39-54 E		54	
21-38 F			
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.