

**Guide Price £630,000**

**11 Barnfield Avenue, Exmouth, EX8 2QE**



- 1920`s Detached House Within `The Avenues` • Gas Central Heating & Extensive Double Glazing (where stated) • 2 Reception Rooms, Ground Floor Cloakroom • Modern Fitted Kitchen / Breakfast Room With Pantry • 4 Double Bedrooms, Bathroom & Separate WC • Garage/Car Port, Off Road Parking & Workshop • Large, Level Rear Garden • Internal Viewing Recommended



## Ground Floor

Step up to hardwood front entrance door, beneath storm canopy, leading to:

### Entrance Porch

Obscure single glazed window to side. Door leading to:

### Entrance Hall

Staircase rising to first floor, with window a single glazed window side Useful under stairs storage cupboard that houses the electric meter and trip switch fuse box. Radiator. Picture rail. Doors leading to the dining room, kitchen / breakfast room and:

### Sitting Room 20'0" (6.1m) x 16'4" (4.98m) Into Bay

Walk - in double glazed bay window to front. Focal point of coal effect gas fire (not currently working) within a tiled fireplace having a wooden mantle and surround. 4 Radiators. TV point. Picture rail.

### Dining Room 12'11" (3.94m) x 11'11" (3.63m)

External door to side leading to garage with singled glazed windows to either side. Focal point of a fireplace having a wooden mantle and surround. Radiator. Picture rail.

### Kitchen / Breakfast Room 12'11" (3.94m) x 11'11" (3.63m)

Dual aspect having windows to rear and side. Range of cupboard and drawer storage units with work surfaces and tiled splash backs. Stainless steel single sink and double drainer unit. The gas cooker in situ is included in the sale. Space and plumbing for dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Picture rail. Useful walk - in pantry with fitted shelving and obscure uPVC double glazed window to rear. Door leading to:

### Rear Porch

External door to garage. Useful walk - in storage room with shelving and wall mounted cupboard. Door leading to:

### Cloakroom

Obscure uPVC double glazed window to side. WC with high level cistern. Wall mounted wash hand basin.

## First Floor

### Landing

Obscure single glazed window to side. Access to insulated and part boarded loft space, Smoke alarm. Doors leading to:

### Bedroom 1 17'9" (5.41m) To Wardrobe x 16'3" (4.95m) Into Bay

A dual aspect room that has a walk - in double glazed bay window to front and a double glazed window to side. Range of fitted wardrobes to 1 wall, further useful shelved storage cupboard. Vanity wash hand basin. 2 Radiators. Picture rail.

### Bedroom 2 11'10" (3.61m) x 11'2" (3.4m)

Dual aspect having uPVC double glazed windows to rear and side. Ornate fireplace feature. Radiator. Picture rail.

### Bedroom 3 11'1" (3.38m) x 10'8" (3.25m)

uPVC double glazed window to side. Ornate fireplace feature. Built - in double wardrobe. Radiator. Picture rail.



#### **Bedroom 4 9'7" (2.92m) x 8'2" (2.49m)**

Dual aspect having uPVC double glazed windows to front and side. Radiator. Picture rail.

#### **Bathroom**

Obscure uPVC double glazed window to rear. White suite comprising of a panelled bath with a thermostatically controlled shower over, shower curtain and a vanity wash hand basin. Tiled splash backs. Radiator. Airing cupboard housing the gas fired boiler and hot water tank with slatted shelving.

#### **Cloakroom**

Obscure uPVC double glazed window to side. WC with high level cistern.

#### **Externally**

The level front garden is laid to lawn with shrub bed borders, a hedge screen to the front with wall and timber fenced boundaries. A driveway provides off road parking and leads to:

#### **Attached Garage / Car Port / Utility 36'0" (10.97m) x 9'1" (2.77m)**

Remote controlled roll up and over door to front. Belfast sink with hot and cold water. Space and plumbing for washing machine. Further space for an appliance. Slate work surface. Double doors to the rear leading to the rear garden.

#### **Rear Garden**

A feature of this property are the level, good size, enclosed and private garden to the rear. They are laid mainly to lawn with various mature shrub and herbaceous beds and borders that provide year round interest and colour. Further timber garden shed. Gas meter box. Evergreen / conifer tree screen to rear. Outside lighting. Front pedestrian access via garage or timber garden gate to the other side. Within the garden and located close to the property is:

#### **Detached Workshop 19'8" (5.99m) x 7'9" (2.36m)**

Windows to side. External doors to front and rear. Fitted work bench. Power and light connected.

#### **Tenure**

The property is FREEHOLD

#### **Services**

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

#### **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

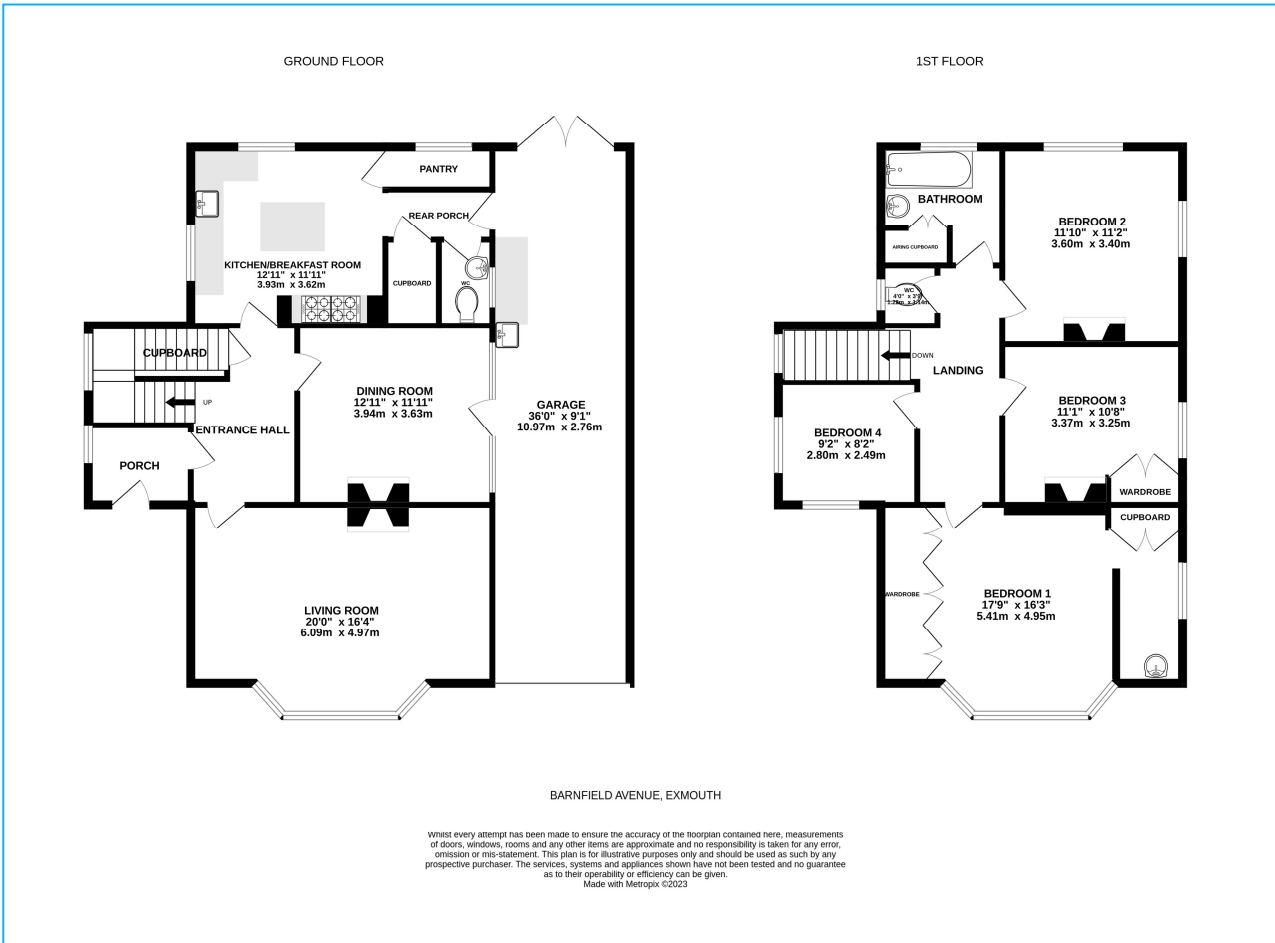
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### **Agents Note**

These are draft particulars and are awaiting vendors verification

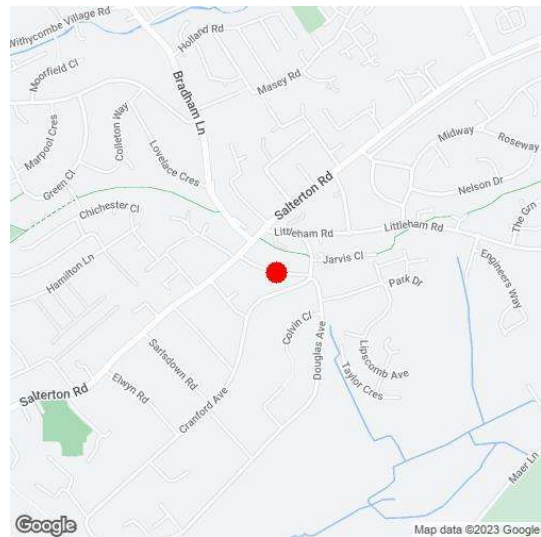




**Directions**

From our prominent Town Centre office, proceed out of Rolle Street, turning left at the roundabout onto Salterton Road. Continue through the traffic lights, and before the next set of traffic lights, turn right onto Barnfield Avenue 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
55	73
England & Wales	
EU Directive 2002/91/EC	



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TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://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.