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Guide Price £499,950

64 St Johns Road, Exmouth, EX8 4DD



- Extended, 4 Bedroom, 2 Reception Room Detached Bungalow • Good Size Plot In Tucked Away Location • Oil Central Heating & uPVC Double Glazing • Modern Fitted Kitchen • Master Bedroom En-Suite Shower Room • Family Bathroom With Bath & Shower • Level & Private Gardens, Ample Off Road Parking & Garage • Internal Viewing Strongly Advised To Fully Appreciate



Step up to a uPVC double glazed front entrance door with inset stained glass windows, leading to:

Entrance Porch

Window to side. Tiled flooring. Door leading to a cupboard that houses a wall mounted, Oil fire boiler. Part obscure uPVC double glazed door leading to:

Kitchen 12'9" (3.89m) x 9'10" (3m)

A fantastic dual aspect room that has windows to front and side and enjoys a open aspect to the breakfast room. Good range of modern fitted floor standing and wall mounted cupboard and drawer storage units with under unit lighting, roll edged work surfaces and tiled splash backs above. Stainless steel 1½ bowl sink and single drainer unit with a mixer tap. Integrated dishwasher. The free standing, range style cooker, that has an extractor hood above is included in a sale. The American style fridge/freezer in situ included in the sale. Space and plumbing for a washing machine. Radiator. Oak flooring. Inset ceiling lights. Coved ceiling. Open to:



Breakfast Room 10'8" (3.25m) x 7'8" (2.34m)

uPVC double glazed French doors to front Useful shelved storage cupboard in recess. Radiator. Inset ceiling lights. Oak flooring. Open to:

Inner Hallway

Access to an insulated and part boarded loft space via a trapdoor with ladder. Subject to gaining the correct planning permissions, this could be converted to provide further living accommodation if required. Useful storage cupboard that houses a hot water tank and immersion heater. Wall mounted central heating thermostat. Coved ceiling. Doors leading to a further inner hallway, bedrooms 2 and 3, bathroom and a door leading to:



Living / Dining Room 20'6" (6.25m) x 14'11" (4.55m)

A bright and airy dual aspect room with uPVC double glazed sliding patio doors to front, window adjacent and window to side. Focal point of a fireplace with an electric fire, slate hearth and display plinth to side. It is understood that behind the electric fire, is a open fire - that could be used subject to have the chimney checked. TV point. 2 Radiators. Coved ceiling.

Inner Hallway

Coved ceiling. Inset ceiling lights. Smoke alarm. This area of the property could be utilised for a annexe area if required. Doors leading to bedroom 4 and door leading to:

Master Bedroom 15'5" (4.7m) x 12'11" (3.94m)

Window to front. Radiator. TV point. Inset ceiling lights. Coved ceiling. Arch way leading to:



En-Suite Shower Room

Fully tiled walls and floor. Modern fitted white suite comprising of a corner shower cubicle that has a thermostatically controlled shower unit and a splash screen doors. Low level WC. Wash hand basin with storage cupboards below. Heated towel rail. Under floor heating. Inset ceiling lights. Extractor fan. Feature Part glass block wall to bedroom.

Bedroom 2 12'10" (3.91m) x 8'8" (2.64m)

Window to rear. Radiator. Coved ceiling.

Bedroom 3 9'11" (3.02m) x 8'8" (2.64m)

Window to rear. Radiator. Coved ceiling.

Bedroom 4 9'5" (2.87m) x 8'8" (2.64m)

Window to rear. Radiator. Coved ceiling.



Bathroom

Obscure glazed window to side. Modern fitted 4 piece white suite that comprises of a Jacuzzi style bath. corner shower cubicle with electric shower unit and splash screen doors. Low level WC. Pedestal wash hand basin. Fully tiled walls and flooring. Radiator. Inset ceiling lights. Extractor fan. Coved ceiling. Wall mounted electric heater.

Externally

The property is approached via shared, private driveway, that is used and maintained by 3 properties. A pillared entrance provides access to:

Parking

An extensive driveway provides ample off road parking for several motor vehicles, and leads to:

Detached Garage 23'2" (7.06m) x 12'1" (3.68m)

Electric up and over door to front. Personal door to side. Window to side. Power and light connected. Attached to the rear of the garage is a timber storage area that houses the oil storage tank.

Gardens

The property is situated within a good size plot. It enjoys level and private gardens that extends too all sides of the property. Laid adjacent to the front of the property is an area of garden that is laid mainly to lawn with well stock shrub and herbaceous beds and borders, providing year round interest and colour. There is also a established magnolia tree. Further area of lawn that is situated to the rear of the garage that has a shrub bed border and a composting area. This area has a useful timber built storage shed. To the side of the property is a secluded sun patio area. Brick wall and timber fenced boundaries. Outside power points. 2 large Water butts. Outside security lighting.

Tenure

The property is FREEHOLD

Services

Mains Water, Drainage & Electricity are connected. The property is on a water meter. Oil central heating. 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

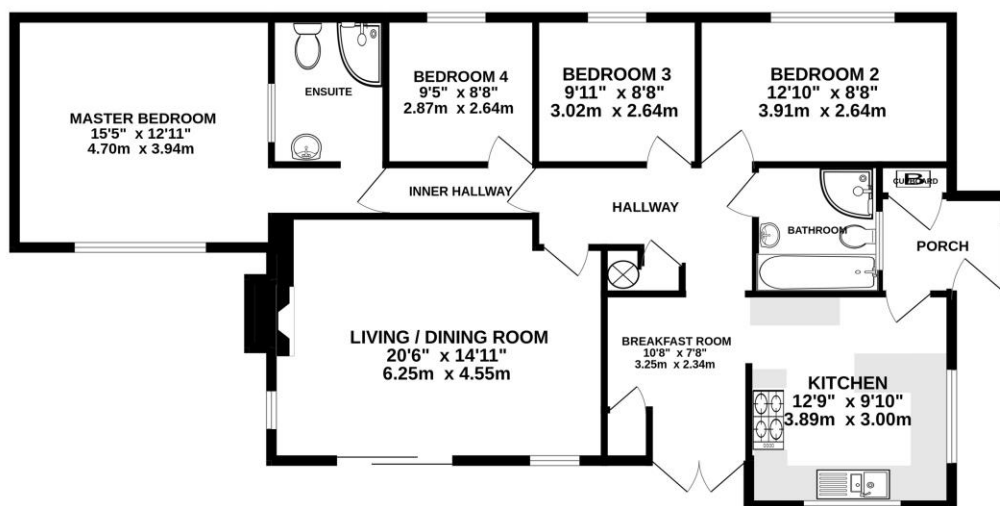
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

The property has solar panels that are OWNED.

GROUND FLOOR



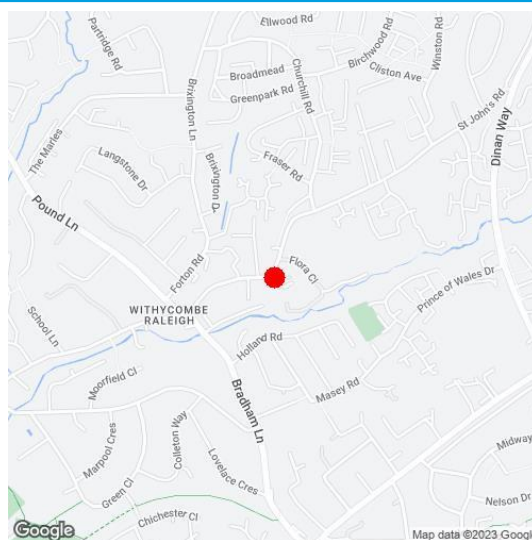
64 ST JOHNS ROAD

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.
Made with Metropix 5/2023

Directions

From Exmouth Town Centre, proceed out of town on Salterton Road. At Littleham Cross traffic lights, turn left into Bradham Lane. At the mini roundabout, turn right into St Johns Road. Turn right into Dene Close and immediately left onto a private drive where the property will be found at the end of the 3 properties.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(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.