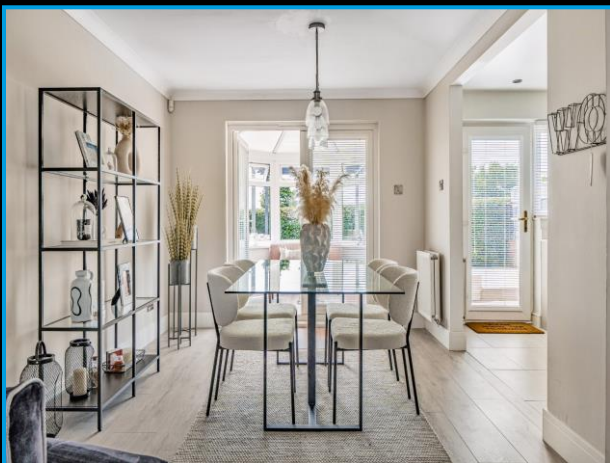


Offers in Excess of £450,000
8 Humphries Park, Exmouth, EX8 4DX



- Detached Family Home, Recently Refurbished To A Very High Standard • Sought After Cul - De - Sac Location • Through Lounge/Dining Room • Beautifully Designed 'Roomers' Kitchen
 - 3 Bedrooms Including Master En - Suite & Family Bathroom • Conservatory & Integral Garage
- Westerly Facing Garden With Views Towards The Exe Estuary • Parking To The Front For 3 Vehicles



Ground Floor

uPVC double glazed external door, with outside lighting, leading to:

Entrance Foyer

Central heating radiator. Coving to ceiling. Wooden flooring. Doors opening to living room and cloakroom.

Cloakroom

Obscure double glazed window to front. Modern white suite comprising Low level WC. Wash hand basin set in vanity style unit. Consumer unit. heated chrome towel rail. Coving to ceiling.

Lounge/Dining Room 25'4" (7.72m) Max x 11'2" (3.4m) Max

Double glazed window to front aspect. A bright and airy through room with built in TV, electric fire and sound bar. 2 radiators. Coving to ceiling. Wooden flooring. Door to conservatory and open to:

Kitchen 12'6" (3.81m) x 9'10" (3m)

Double glazed window and door to rear aspect. A beautifully designed 'Roomers' kitchen that has been fitted with a range of floor and wall mounted cupboards with soft close units, to include 2 'Le mans' pull out storage in both corner units, larder cupboard, utensil and pan drawers. Inset drainer to the side of a one and a half bowl ceramic sink with instant boiling water and mixer tap. Integrated AEG fridge/freezer, washing machine, dishwasher, single oven with a combination microwave above. Electrolux 5 ring gas hob with stainless steel chimney style extractor hood over, and glass splash back. Quartz work tops and upstands. Feature under unit lighting. Inset dimmer spotlights to ceiling. Tiled flooring with under floor heating and heating control panel. Cupboard housing the gas combi boiler.

Conservatory 9'10" (3m) x 8'1" (2.46m)

uPVC double glazed external door to side leading to rear garden. uPVC double glazed windows to rear and side on rendered brick walls. Wooden flooring.

From the living room, a door opens to:

Inner Lobby

Door to integral garage. Stairs rise to first floor landing. Double glazed window to side.

First Floor landing

Loft access with retractable ladder. Airing cupboard with chrome dual fuel radiator with a timer unit, slatted shelving, alarm control panel. Wall mounted control panel for dual fuel timer switch for the towel rails. Central heating radiator. Coving to ceiling. Doors leading to bedrooms and family bathroom.

Master Bedroom 12'1" (3.68m) Min x 10'7" (3.23m)

Double glazed window to front aspect. Mirror fronted wardrobes with double hanging rail and shelving. Central heating radiator. Coving to ceiling. Door to :



En - Suite Shower Room

Obscure double glazed window to side. Low level WC in a closed vanity style unit. Shower cubicle with thermostatically controlled shower unit. Wash hand basin. Chrome dual fuel towel rail. Extractor fan. Inset spotlights to ceiling. Complimentary wall tiling to full height.

Bedroom 2 10'8" (3.25m) x 8'8" (2.64m) Plus Recess

Double glazed window to rear aspect with views towards the Exe Estuary and Haldon Hills. Mirror fronted wardrobes with hanging rails. Central heating radiator. Coving to ceiling.

Bedroom 3 9'6" (2.9m) Plus Alcove x 8'9" (2.67m)

Double glazed window to rear aspect with views towards the Exe Estuary and Haldon Hills.

Central heating radiator. Coving to ceiling. Built in cupboard to alcove with hanging rail and deep shelving for storage.



Bathroom

Obscure double glazed window to front. Comprising modern white suite with L shaped panelled bath, with electric shower over and shower screen. Low level WC and wash hand basin in concealed vanity unit. Chrome dual fuel towel rail. Complimentary wall tiling to full height.

Externally

To the front of the property there is off road parking for 3 vehicles side by side. This then leads to:

Garage 17'10" (5.44m) x 8'2" (2.49m) Max

Up and over door to front. Power and light connected.

South Westerly Rear Garden

The enclosed rear garden is of a sunny South Westerly position with an attractive open aspect with a patio area immediately adjacent to the property being ideal for outdoor dining and sitting during the fine weather. Raised flower borders. Front pedestrian access to both sides via pedestrian gates.



Tenure

The property is FREEHOLD.

Services

All main services are connected. Council Tax Band D.

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

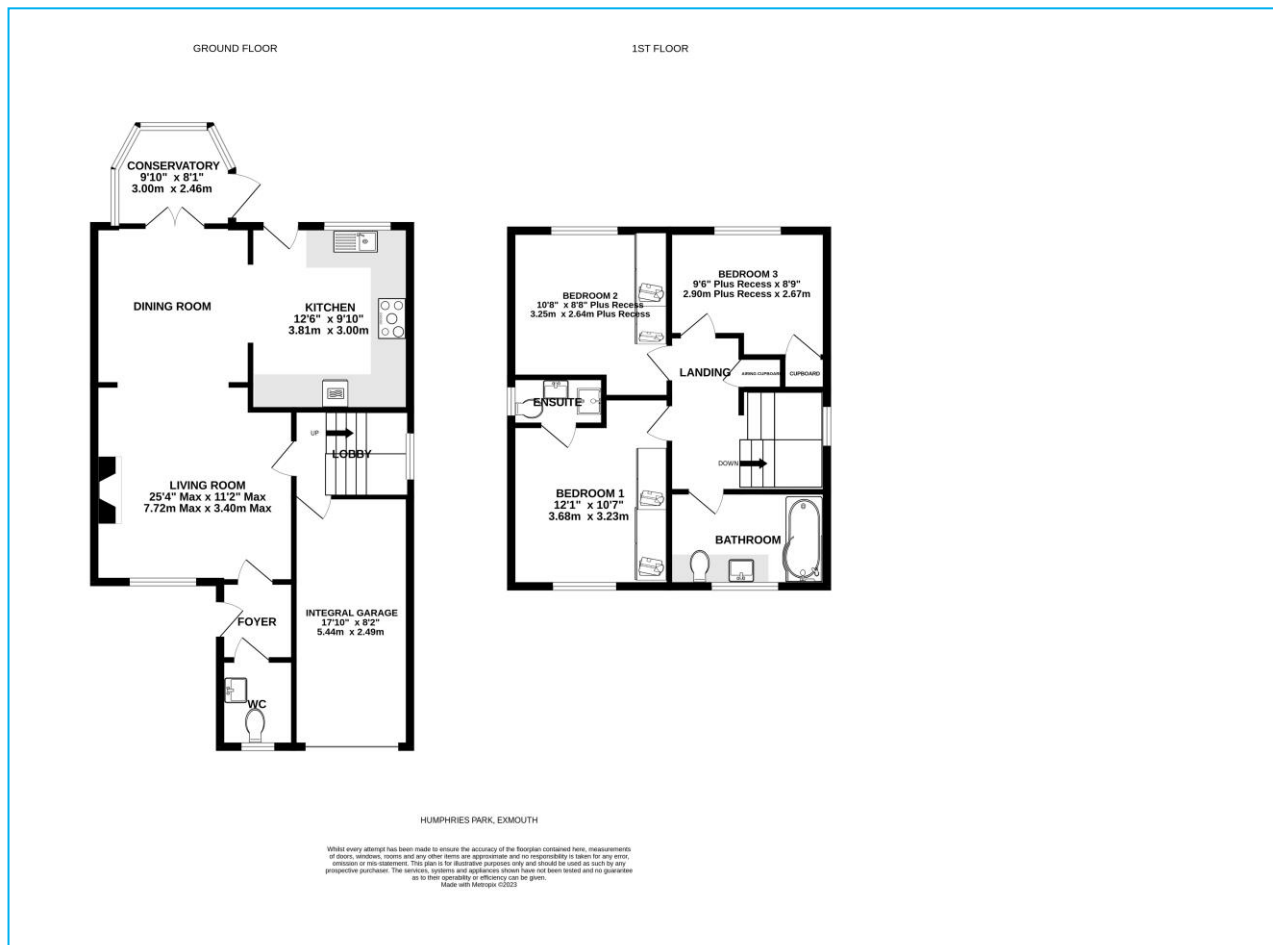
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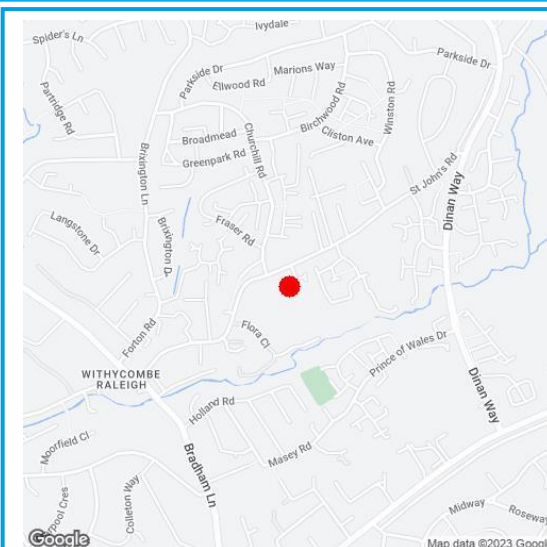
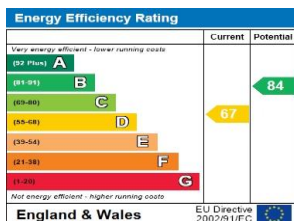
LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk



Directions

From our prominent Town Centre office, turn left up Rolle Street and proceed out of town on the Salterton Road. After passing Tesco on the left hand side, at the next set of traffic lights with Lidl, turn left into Dinan Way. Driving down this road, take the 3rd turning left into St Johns Road. Driving past Bassetts Farm School, take the second turning left into Humphries Park where the property will be found on the right hand side, clearly identified by our For Sale sign.



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.

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