

Guide Price £299,950
22 Pound Lane, Exmouth, EX8 4NW



- Well Presented Semi Detached House • Gas Central Heating & Double Glazing
- Good Sized Living / Dining Room • Modern Fitted Kitchen / Breakfast Room
- Ground Floor Bedroom 4 / Study • 3 Good Sized First Floor Bedrooms • Modern Fitted 4 Piece Bathroom
- Level Gardens & 20' Timber Studio



Accommodation

Ground Floor

Step up to composite front entrance door, beneath storm canopy with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor with useful storage cupboard. Window to side. Radiator. Wall mounted central heating thermostat. Smoke alarm. Doors leading to kitchen / breakfast room, archway to bedroom 4 / Study and door leading to:

Living / Dining Room 21'1" (6.43m) x 13'7" (4.14m) Max

Dual aspect having 2 windows of front and window to side. Focal points of 2 coal effect gas fires, both within fireplace surrounds and having tiled backs and hearths with wooden mantles and surrounds. 2 radiators.

Kitchen / Breakfast Room 16'2" (4.93m) x 10'1" (3.07m)

Dual aspect having uPVC double glazed external door to side that leads to the rear garden, with window adjacent and window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces, matching island / breakfast bar and tiled splashbacks. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level double electric oven, grill and microwave to side. Space and plumbing for washing machine. Further space for American style fridge / freezer and space for further appliance under work surface.

Bedroom 4 / Study 10'11" (3.33m) x 6'10" (2.08m)

Dual aspect having window to side and uPVC double glazed French doors leading to garden. Radiator.

First Floor

Landing

Access to insulated loft space, via trap door with ladder. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Doors leading to:

Bedroom 1 13'4" (4.06m) x 12'7" (3.84m)

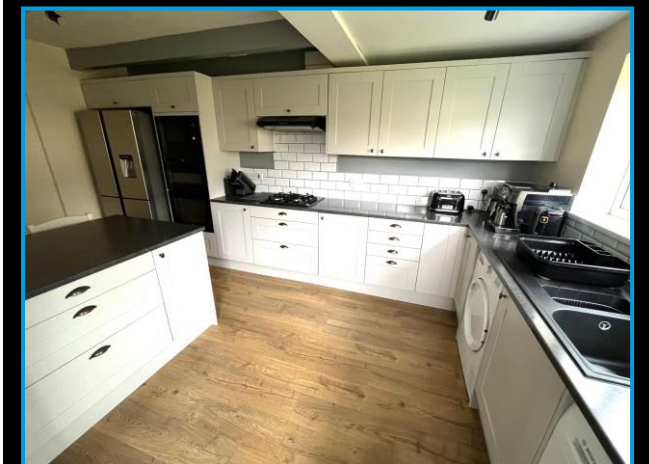
Dual aspect having window to side and window to front with distant Haldon Hill views. Useful storage recess with hanging rail. Radiator.

Bedroom 2 13'6" (4.11m) x 9'3" (2.82m)

Window to front. Radiator.

Bedroom 3 13'1" (3.99m) x 7'0" (2.13m)

Dual aspect aspect having windows to rear and side. Radiator.





Bathroom 8'10" (2.69m) x 6'11" (2.11m)

Obscure uPVC double glazed window to rear. Modern fitted 4 piece white suite comprising panelled bath, corner shower cubicle with thermostatically controlled, shower unit, including rainfall water head and tiling to ceiling height, low - level WC and vanity wash hand basin. Tiled flooring. Heated towel rail. Inset ceiling lights.

Externally

The property has good size gardens to front and rear. The level and enclosed Front Garden is laid mainly to lawn with shrub bed borders providing year round interest and colour. Outside gas meter box. Timber panelled fence boundaries. Pathway leading to the front entrance door.

Rear Garden

There is a good sized level and enclosed Rear Garden that has a patio area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn. Timber panelled fence and Evergreen screen boundaries. Electric meter cupboard. Outside water tap. To the rear of the garden is a timber garden shed. Front pedestrian access to side of property via timber garden gate. Within the garden is:

Timber Studio 19'11" (6.07m) x 14'6" (4.42m)

Flagstone flooring. Fitted bar. Power connected.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

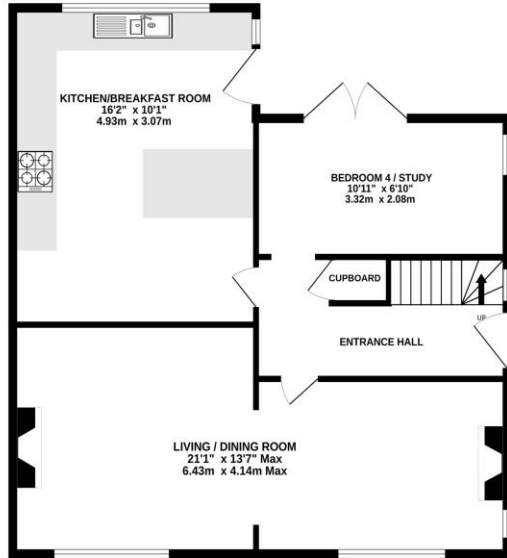
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

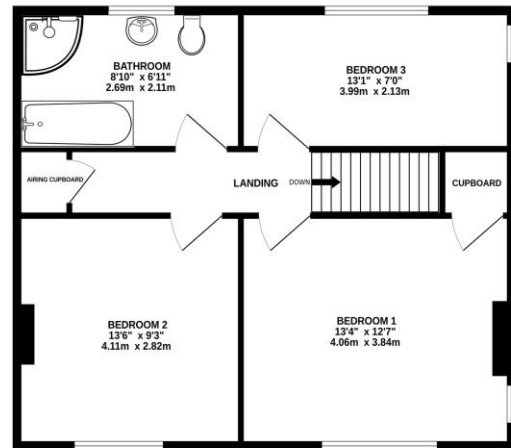
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GROUND FLOOR



1ST FLOOR



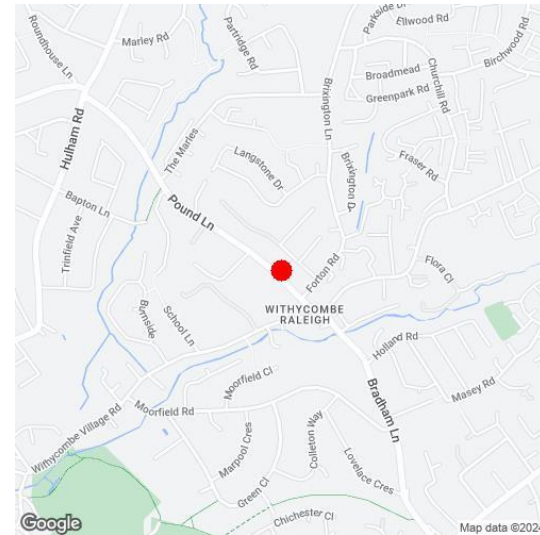
POUND LANE, EXMOUTH

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 out of town along Rolle Street, into Rolle Road and turning left at the roundabout into Salterton Road. At the second set of traffic lights, turn left into Bradham Lane. Turn left, then right at the roundabouts into Pound Lane where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (27-39) A	
(40-49) B	
(50-59) C	
(60-69) D	
(70-79) E	
(80-89) F	
(90-100) G	
Not energy efficient - higher running costs	
74	85
England & Wales EU Directive 2002/91/EC	



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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.