

01395 222350

**LINKS**  
ESTATE AGENTS

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www.linksestateagents.co.uk

**Guide Price £340,000**  
**24 Greenpark Road, Exmouth, EX8 4JN**



- Well Presented Detached Chalet Style Property • Gas Central Heating, Cavity Wall Insulation, Double Glazing • Triple Aspect Living / Dining Room • Modern Fitted Kitchen • 3 Double Bedrooms (1 On Ground Floor) • Modern Fitted Bathroom With Shower Over Bath • Garage, Driveway, Landscaped Rear Garden • Handy For Amenities Including Bus Stops



## Accommodation

### Ground Floor

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

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard that also houses the gas meter, electric meter and electric trip switch fuse box. Smoke alarm. Radiator. Wall mounted central heating thermostat. Wooden flooring. Doors leading to bedroom 3 / reception room and:

#### Living / Dining Room 23'1" (7.04m) x 10'9" (3.28m)

Triple aspect having window to front, 2 windows side and uPVC double glazed sliding patio doors that leads to the rear garden. Wall mounted gas fire. 3 radiators. Wooden flooring. Open to:

#### Kitchen 11'2" (3.4m) x 6'7" (2.01m)

Window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks. Stainless steel 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 and grill to side. Space and plumbing for washing machine. Space under worktop for fridge etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

#### Bedroom 3 / Reception Room 10'10" (3.3m) x 9'8" (2.95m)

Window to side. Radiator.

### First Floor

#### Landing

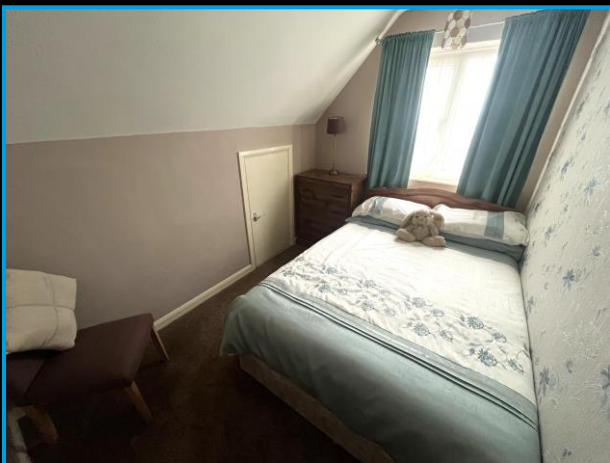
Useful storage cupboard with hanging rail and shelving. Doors leading to:

#### Bedroom 1 11'2" (3.4m) To Wardrobe x 9'9" (2.97m)

Window to front with a nice open outlook. Fitted double wardrobe with sliding fronted doors to one wall. Access to eaves storage space. Radiator.

#### Bedroom 2 9'11" (3.02m) x 7'2" (2.18m)

Window to rear. Radiator. Access to eaves storage space.



### Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of P shaped bath with electric shower unit over, low - level WC and pedestal wash hand basin. Fully tiled walls. Radiator Shaver light and socket.

### Externally

The open plan Front Garden is laid to lawn with a shrub bed border. A driveway provides ample parking for several motor vehicles.

### Garage 15'9" (4.8m) x 8'3" (2.51m)

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

### Rear Garden

There is an enclosed and easy to maintain Rear Garden which is laid to patio, which is ideal area for outdoor dining and sitting during fine weather. Shrub beds to side and rear. Timber panelled fence boundaries. Outside water tap. Greenhouse. Front pedestrian access to either side of property via timber garden gate. To the rear of the garden is a useful timber garden shed.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. 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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

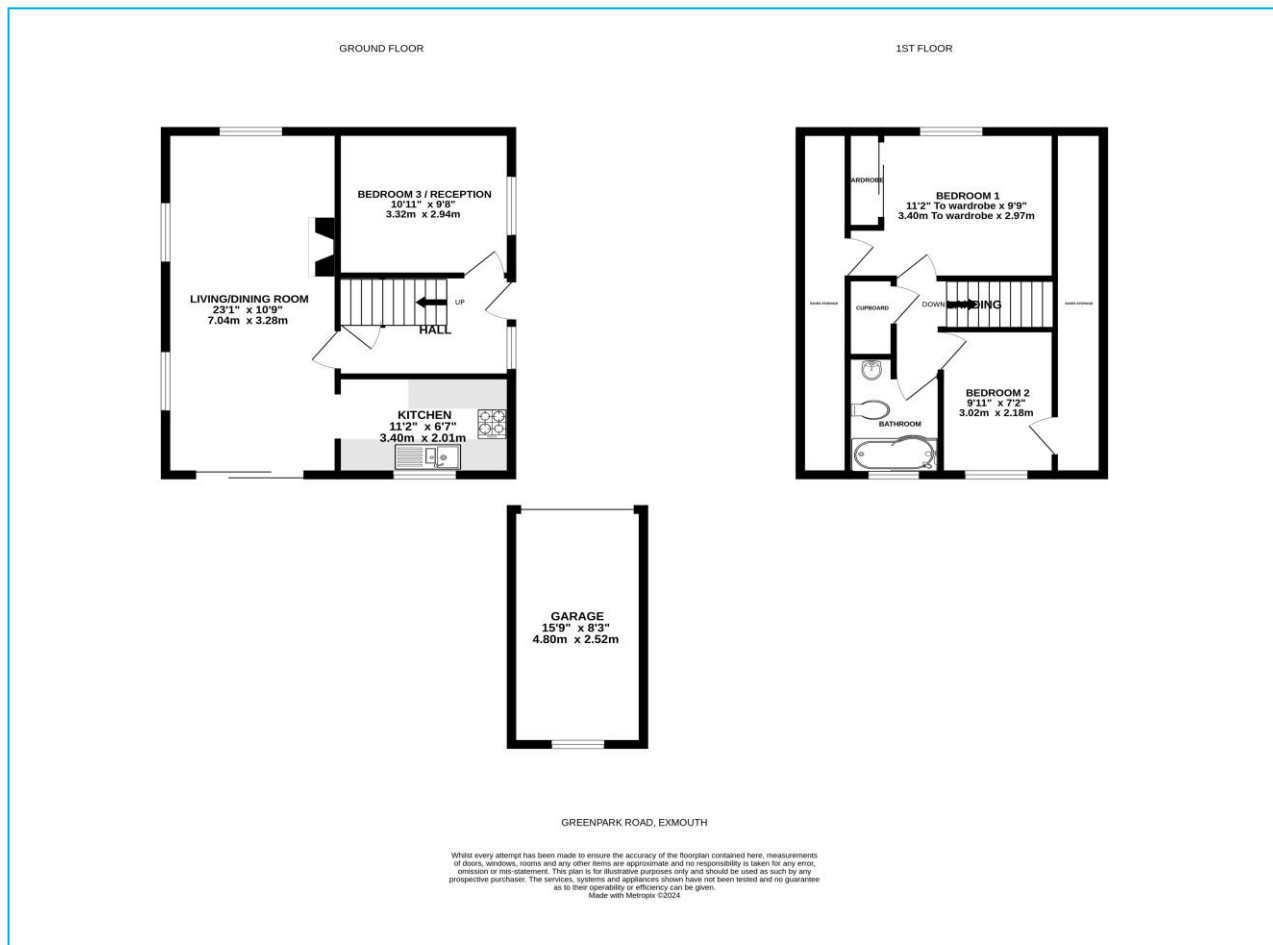
### Agents Note

These are draft particulars and are awaiting vendors verification.

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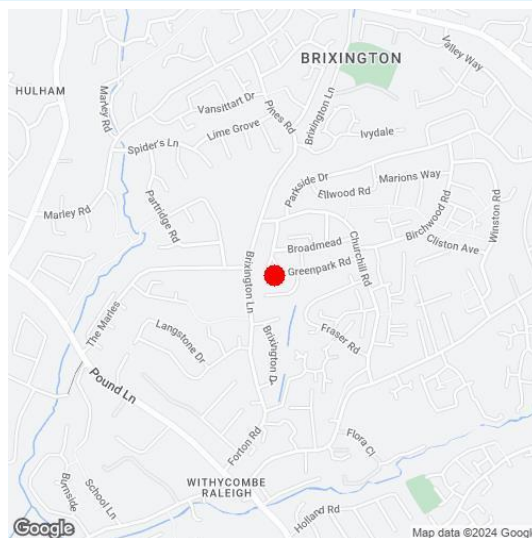
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#### Directions

From our prominent Exmouth town centre office proceed up Rolle Road and then turn left at the roundabout onto Salterton Road. Turn left at the first set of traffic lights signposted Exeter & proceed down the hill having Phear Park on your right hand side and turn right at the roundabout. Turn right at the next mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Continue on into Brixington Lane and take a right hand turning into Churchill Road. Take an immediate right into Greenpark Road, where the property will be found on the bend, on the right hand side.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
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.

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