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LINKS
ESTATE AGENTS

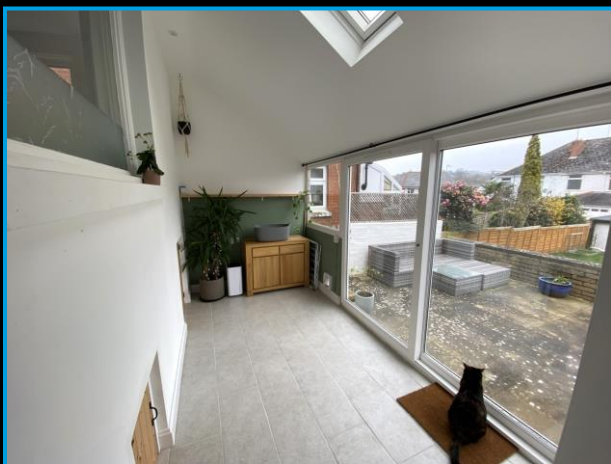
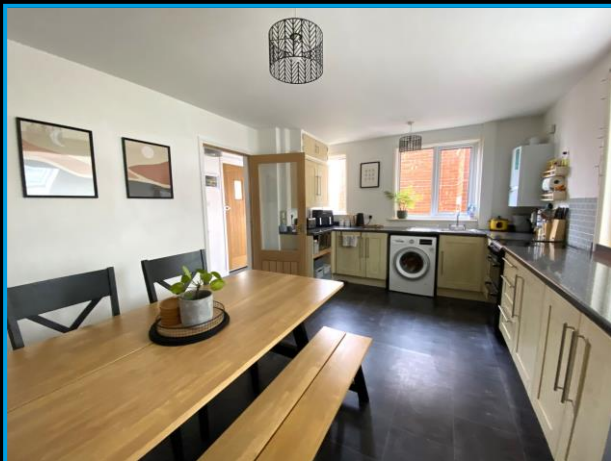
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Guide Price £350,000

5 Denmark Road, Exmouth, EX8 4AP



- Attractive Well Presented 3 Bedroom Semi Detached House • Bay Fronted Lounge
- Spacious Modern Kitchen/Dining Room • Garden/Utility Room And Downstairs WC
- Modern Family Bathroom/WC • Gas Central Heating And Double Glazing • Good Size Rear Garden With WORKSHOP/OFFICE • Off Road Parking INTERNAL VIEWING RECOMMENDED



Accommodation

Ground Floor

Double glazed entrance door to:

Entrance Porch

Double glazed windows and attractive hardwood inner door to:

Entrance Hall

Stairs to first floor. Tiled flooring. Double Glazed window to the side. Door to kitchen/dining room and opening to:

Lounge 12'7" (3.84m) Into Bay x 11'2" (3.4m)

Double glazed bay window to the front. Stripped wood flooring. Fireplace recess with wooden mantel over. Built in cupboard. Modern upright radiator. TV point.

Kitchen/Dining Room 16'5" (5m) x 12'4" (3.76m)

2 double glazed windows to the side and further internal window to the rear. A spacious room fitted with a modern range of base cupboard and drawer units. Eye-level unit. Work top surfaces with inset sink unit. Space for slot-in cooker. Plumbing for a washing machine. Space for fridge/freezer. Wall-mounted Vaillant gas fired boiler supplying domestic hot water and central heating. Modern upright radiator. Built-in cupboard under stairs currently used as a small computer area. Door to steps down to:

Garden/Utility Room 12'8" (3.86m) x 6'4" (1.93m)

Double glazed window and sliding double glazed patio doors to the rear. Access to undercroft storage area. Plumbing for a washing machine. Velux skylight window. Bifold door to:

WC

WC with concealed cistern. Tiled splash back. Window to the rear.

First Floor

Landing

Hatch to loft space. Doors to:



Bedroom 1 12'7" (3.84m) Into Bay x 11'2" (3.4m)

Double glazed bay window to the front. Fitted wardrobe with mirror fronted sliding doors. Strip wood flooring. Radiator.

Bedroom 2 9'2" (2.79m) x 8'8" (2.64m)

Double glazed window to the rear. Radiator.

Bedroom 3 9'2" (2.79m) x 7'4" (2.24m)

Double glazed window to the rear. Radiator.

Externally

To the front of the property a block paved forecourt provides OFF ROAD PARKING. Side pedestrian access leads to:

Rear Garden

A good size rear garden with outside lighting and water tap. Paved patio/seating area with steps down to the main area of garden which is laid mainly to lawn with a pathway leading to:

Workshop/Office 10'11" (3.33m) x 7'8" (2.34m)

With power and light. Window overlooking the garden.

Tenure

The property is FREEHOLD

Services

All mains services are connected. 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

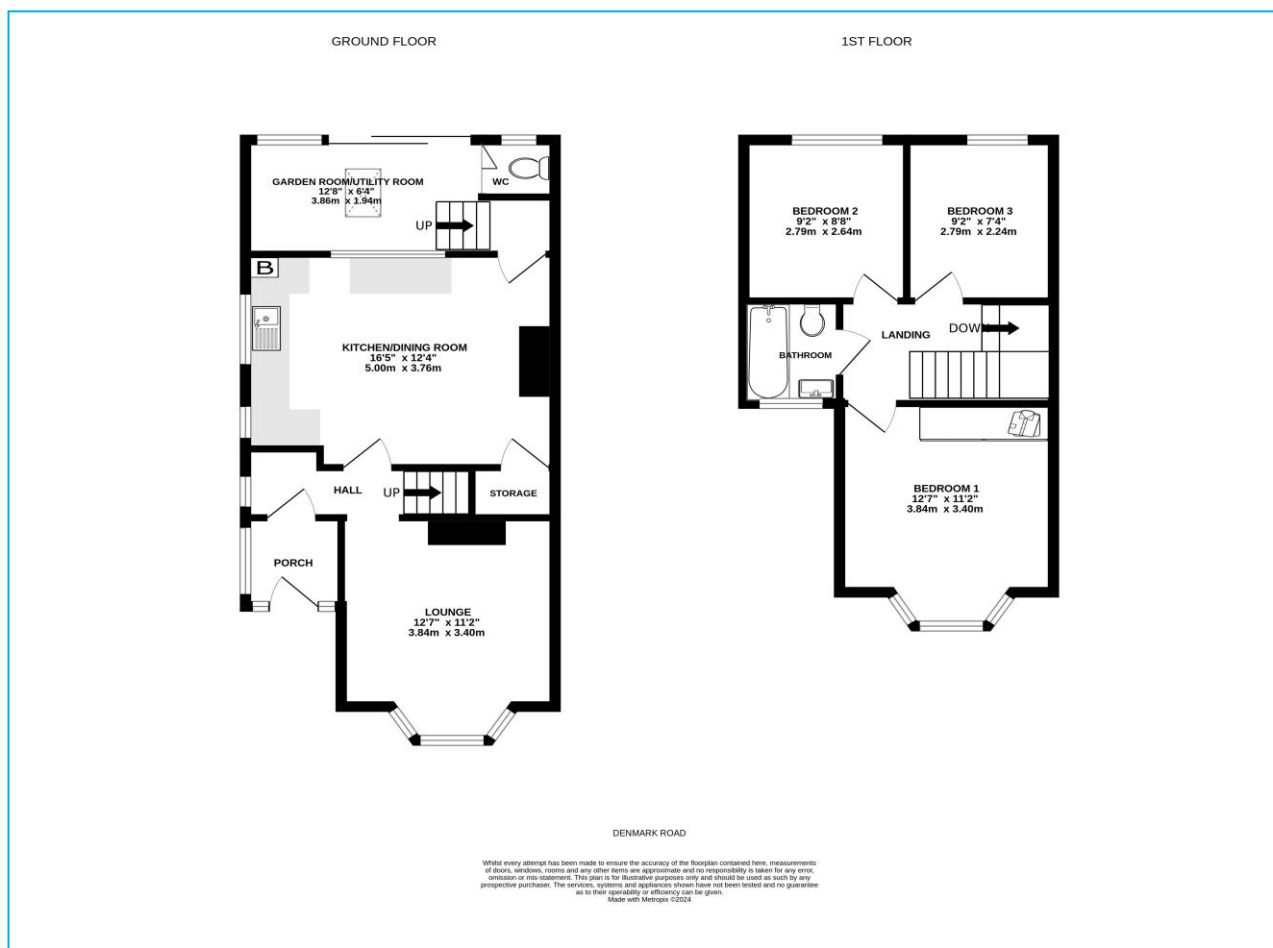
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note, these are draft particulars and are awaiting vendors verification.

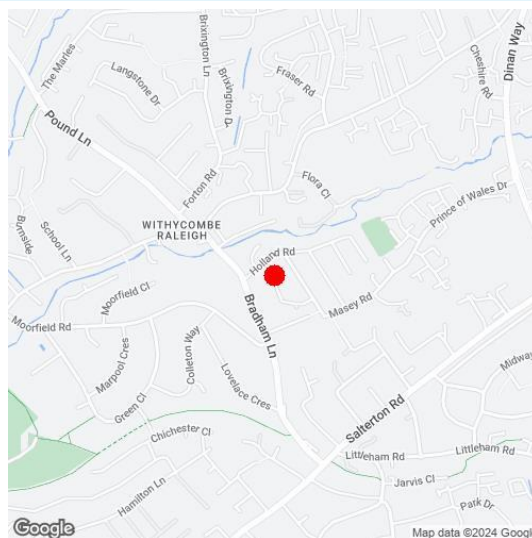




Directions

Leaving Exmouth along Salterton Road, at Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and then take the first right into Denmark Road, where the property will be found on the left hand side, clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		39
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EPC 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.