

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £339,950**  
**22 Masey Road, Exmouth, EX8 4AS**



- Bay Fronted, 3 - 4 Bed, Semi Detached House
- Popular Residential Location
- Gas Central Heating & Double Glazing
- Ground Floor Cloakroom, Living Room
- Dining Room / Bed 4, Sun Room & Kitchen
- 3 First Floor Bedrooms & Bathroom
- Large Rear Garden, Driveway
- NO ONWARD CHAIN



## Accommodation

### Ground Floor

Obscure uPVC double glazed front entrance door leading to:

#### Porch

Obscure uPVC double glazed door leading to:

#### Entrance Hall

Staircase rising to first floor with useful stairs storage cupboard. Radiator. Smoke alarm. Doors leading to living room, dining room / bedroom 4, open to kitchen and door leading to:

#### Cloakroom

Window to side. White suite of low level WC and wall mounted wash hand basin. Fully tiled walls. Cupboard housing the electric meter and fuse box.

#### Living Room 11'11" (3.63m) x 11'10" (3.61m)

uPVC double glazed sliding patio doors leading to sun room. Fireplace feature having a brick back with wooden mantle and tiled hearth. Radiator. Picture rail.

#### Sun Room 11'2" (3.4m) x 8'10" (2.69m)

uPVC double glazed sliding patio doors leading to rear garden with windows adjacent and further window to side. Radiator. Tiled flooring.

#### Dining Room / Bedroom 4 13'2" (4.01m) x 12'1" (3.68m) Into Bay

Walk - in uPVC double glazed bay window to front. Radiator. Picture rail. Exposed floorboards.

#### Kitchen 15'3" (4.65m) x 6'7" (2.01m) Max

Dual aspect having uPVC double glazed external door to rear and window to side. Range of cupboard and drawer storage units with roll edged work surfaces and splash backs. Stainless steel single sink and drainer unit. Space for electric cooker. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted gas boiler that supplies the central heating and domestic hot water.

### First Floor

#### Landing

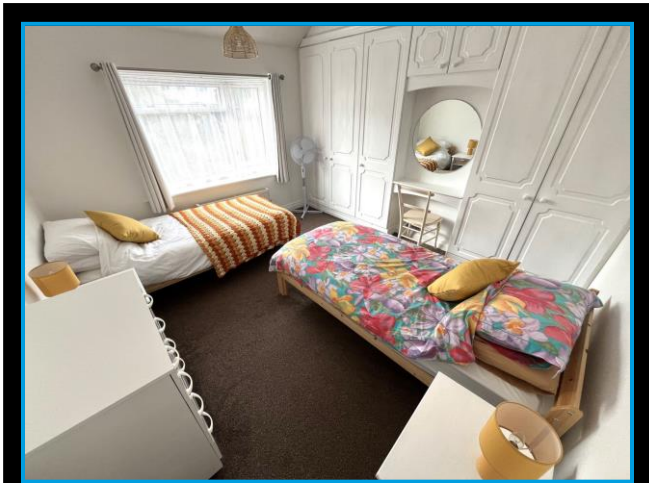
Window side. Access to insulated loft space. Wall mounted central heating thermostat. Smoke alarm. Doors leading to:

#### Bedroom 1 11'7" (3.53m) Into Bay x 10'10" (3.3m) Plus Recess

Walk - in uPVC double glazed bay window to front. Fitted hanging rails and shelving to one wall. Radiator.

#### Bedroom 2 11'11" (3.63m) x 10'0" (3.05m) To Wardrobe

Window to rear. Range of fitted wardrobes and storage units to one wall. Radiator.



### **Bedroom 3 7'10" (2.39m) x 7'4" (2.24m)**

Window to front. Radiator.

### **Bathroom**

Obscure uPVC double glazed window to rear. White suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. Useful airing cupboards with slatted shelving cupboard

### **Externally**

The level Front garden is laid to lawn with brick wall and timber fenced boundaries. Driveway provides off parking for 1 small motor vehicle and leads to the property.

### **Rear Garden**

A feature of this property is the very large, sunny, lawned and extended Rear Garden, being ideal for relaxation, gardening enthusiasts, family get-togethers and families with children and pets. There is a good size patio area immediately adjacent the property which is ideal for outdoor dining and sitting during the fine weather with the remainder of this area being laid to shingle with 2 Palm trees and shrub bed borders. Outside water tap. Timber fence and brick wall boundaries. Front pedestrian access to side of property via timber garden gate. Further timber garden gate gives access to remainder of the Gardens which are then laid to lawn with a mature Apple tree.

### **Garden Shed 11'0" (3.35m) x 7'6" (2.29m)**

Please note these are outside measurements. Block construction with window to side and door to front.

### **Tenure**

The property is FREEHOLD

### **Services**

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

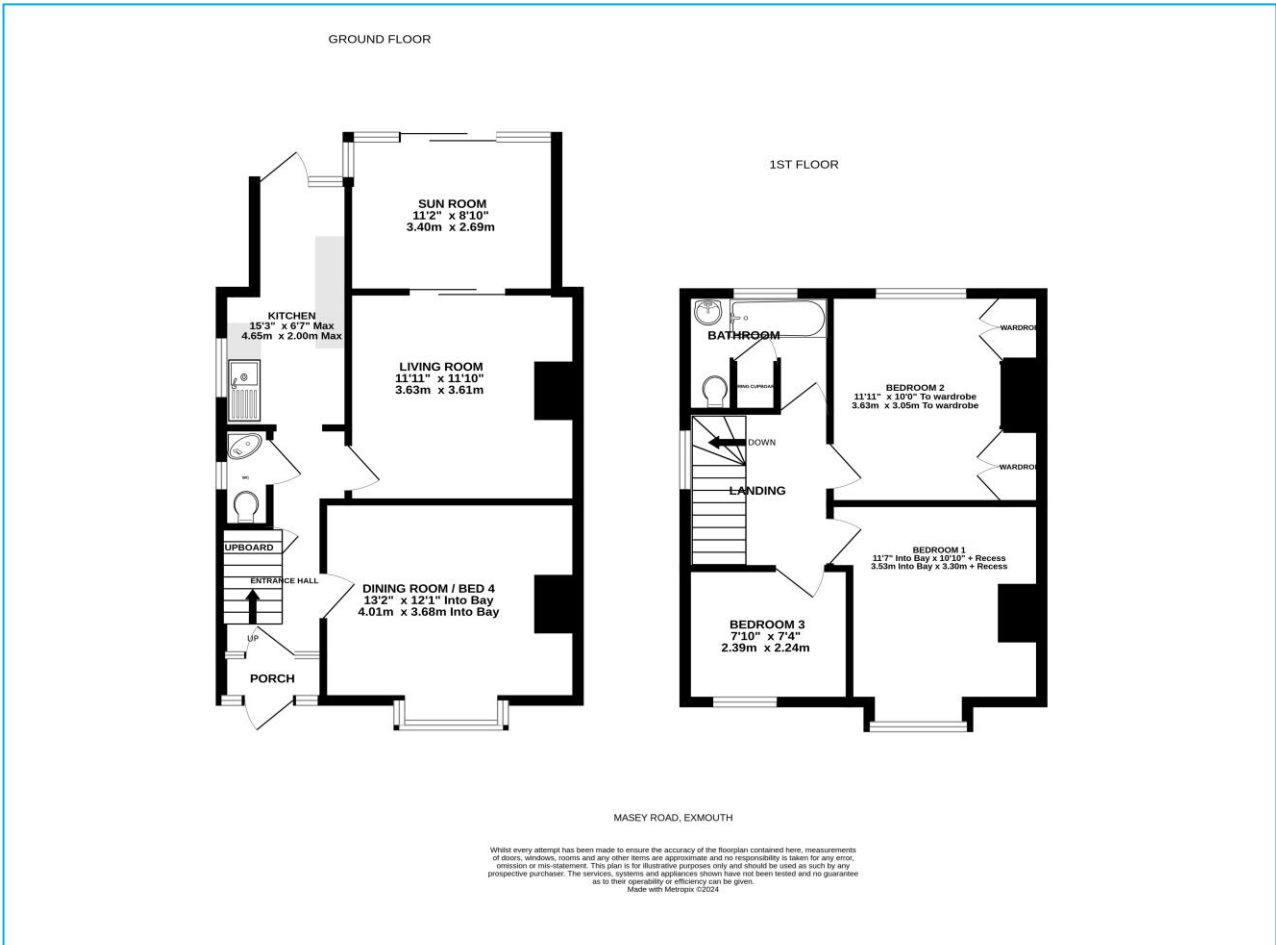
### **Mortgage Assistance**

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

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

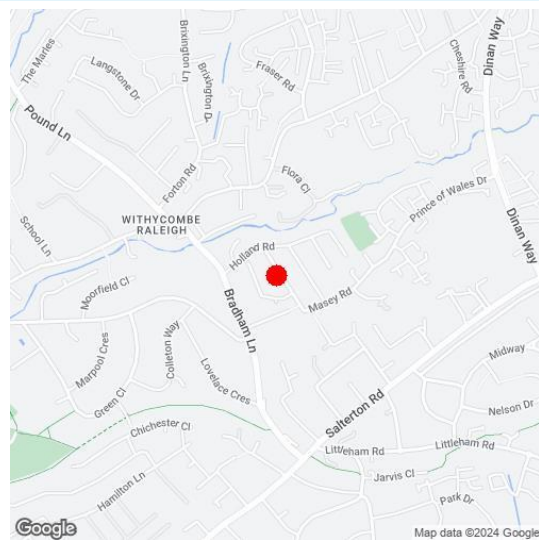




**Directions**

From our prominent Town Centre office, proceed along Rolle Street towards Salterton Road. At the round about, turn left onto Salterton Road. At the 2nd set of traffic lights, at Littleham Cross, turn left down Bradham Lane. Turn right into Holland Road and 2nd right into Masey Road. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lower running costs</small>			
(92-101)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-58)	<b>F</b>		
(1-20)	<b>G</b>		<small>Not energy efficient - higher running costs</small>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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.