

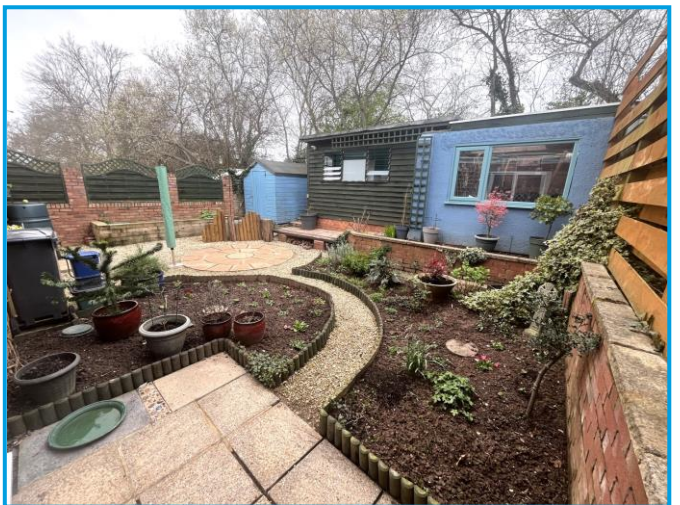
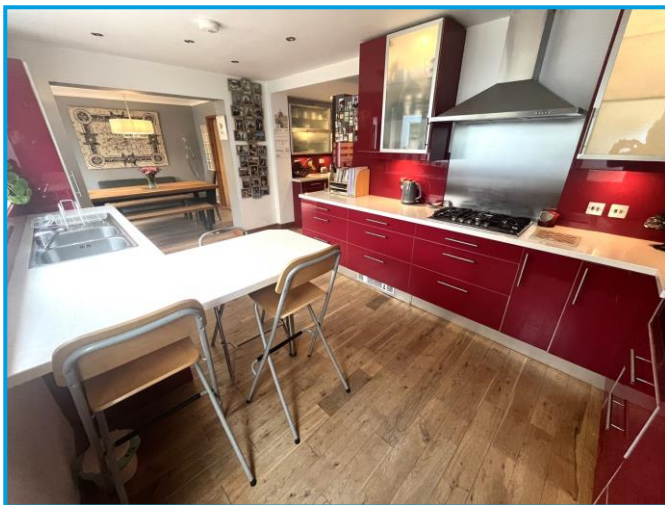
01395 222350

**LINKS**  
ESTATE AGENTS

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www.linksestateagents.co.uk

**Guide Price £450,000**

**69 Holland Road, Exmouth, EX8 4BA**



• Extended 4 Double Bedroom Semi Detached House • Gas Central Heating & Double Glazing • Living Room With Inset Log Burner • Good Sized Kitchen / Dining / Breakfast Room • Ground Floor Cloakroom, Utility Room • 4 Double Bedrooms, En - Suite & Bathroom • Integral Garage, Driveway & Rear Garden • End Of Cul-De-Sac, Viewing Recommended





## Accommodation

### Ground Floor

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

#### Entrance Porch

Glazed Oak veneer door leading to:

#### Entrance Hall

Staircase rising to first floor. Radiator. Solid Oak flooring. Door leading to kitchen and:

#### Cloakroom

Obscure uPVC double glazed windows to front. Coloured suite of low level WC and pedestal wash and basin. Radiator.

#### Kitchen / Breakfast Room

Obscure uPVC double glazed external door leading to rear garden with window adjacent. Good range of cupboard and drawer storage units with roll edged work surfaces and matching breakfast bar. Stainless steel double bowl sink with single draining unit and mixer tap. Built - in 5 ring gas hob with filter hood above and eye level double electric oven, grill and microwave to side. Space and plumbing for dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Inset ceiling lights. Solid Oak flooring. Useful under stairs storage cupboard. Doors leading to living room utility room and open to:

#### Dining Room 9'9" (2.97m) x 9'6" (2.9m)

uPVC double glazed sliding patio doors leading to rear garden. Oak flooring. Radiator. Double doors leading to:

#### Living Room 23'5" (7.14m) x 10'11" (3.33m)

Window to front. Inset log burner with slate hearth. Radiator. Smoke alarm and carbon monoxide detector.

#### Utility Room 8'8" (2.64m) x 8'8" (2.64m)

Obscure uPVC double glazed window to side. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink unit with mixer tap. Space and plumbing for washing machine. Further space for appliances including tumble dryer. Wall mounted gas fired boiler that supplies the central heating and domestic hot water. Wall mounted electric trip switch fuse box.

### First Floor

#### Landing

Access to insulated and part boarded loft space, with light, via trap door with ladder. Useful bulkhead storage cupboard with radiator and slatted shelving. Smoke alarm. Doors leading to all bedrooms and bathroom.

#### Bedroom 1 11'10" (3.61m) To Wardrobe x 8'10" (2.69m)

2 windows to rear. Range of built - in wardrobes to one wall with sliding fronted doors. Radiator. Door leading to:

#### En - Suite

Obscure uPVC double glazed window to side. Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit, low - level WC and wall mounted wash hand basin. Fully tiled walls. Heated towel rail. Tiled flooring.

#### Bedroom 2 12'7" (3.84m) x 9'0" (2.74m) Plus Recess

Window to rear. Radiator.



#### **Bedroom 3 11'0" (3.35m) x 9'11" (3.02m)**

Window to front gaining distant Haldon Hill and Exe Estuary views. Radiator.

#### **Bedroom 4 13'8" (4.17m) x 8'8" (2.64m)**

Dual aspect having windows to side and window to front gaining distant Exe Estuary and Haldon Hill views. Radiator.

#### **Bathroom**

Velux window to front. Four piece suite comprising corner bath, shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Fully tiled Walls. Radiator. Extractor fan.

#### **Externally**

To the front of the property is a small patio area and raised shrub bed. A brick paved driveway provides off road parking for up to 3 motor vehicles. This then leads to:

#### **Garage 18'6" (5.64m) x 8'11" (2.72m)**

Electrically up and over insulated door to front. Hot water tank. Power and light connected.

#### **Rear Garden**

The enclosed, level and landscaped rear garden has ease maintenance in mind, having various seating areas with shrub beds and borders that provide year round interest and colour. Timber panelled fence and brick wall boundaries. Front and rear pedestrian access via garden gates. Outside water tap. Outside lighting. Useful log store. Timber garden shed and:

#### **Garden Office 9'7" (2.92m) x 5'8" (1.73m)**

Insulated and timber construction with power and light 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

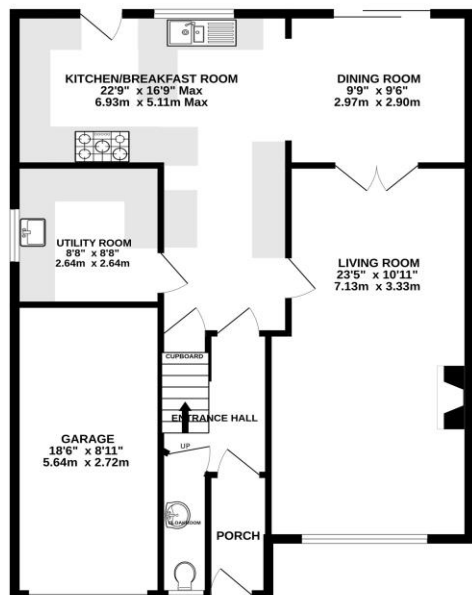
Your home may be repossessed if you do not keep up repayments on your mortgage

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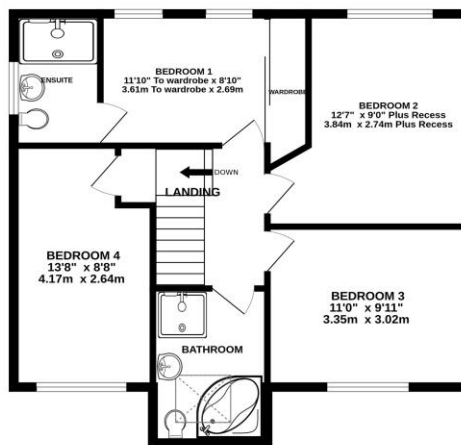




GROUND FLOOR



1ST FLOOR



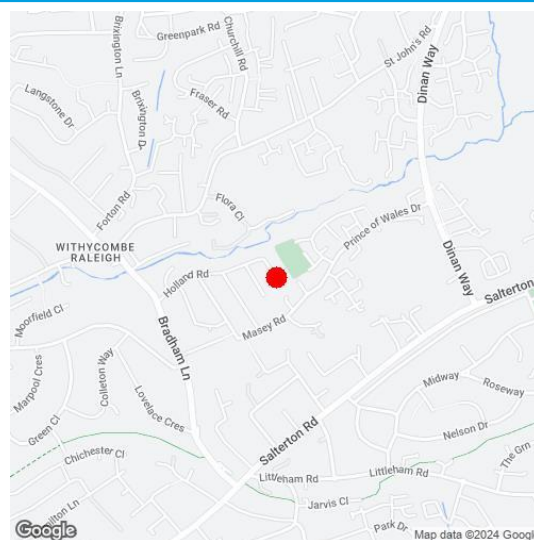
HOLLAND ROAD, EXMOUTH

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 up Rolle Street and turn left at the mini roundabout into Salterton Road. Proceed through the 1st set of traffic lights and turn left at the next set of traffic lights, Littleham Cross, into Bradham Lane. Take the second right into Holland Road and continue to the end of the road, where the property will be found on the left hand side, clearly identified by our For Sale sign.

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