

01395 222350

LINKS
ESTATE AGENTS

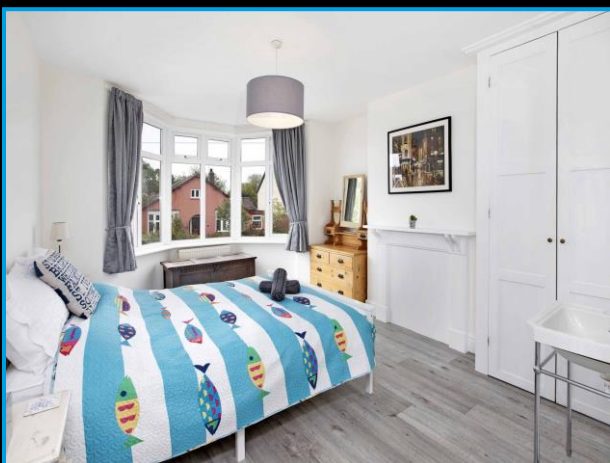
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Guide Price £650,000

14 Richmond Road, Exmouth, EX8 2NB



- Immaculate Detached House In Sought After Location • Gas Central Heating & Double Glazing
 - Flexible 3 - 4 Bedroom Accommodation • 2 Reception Rooms & Ground Floor Bedroom
- Kitchen / Breakfast, Utility & Ground Floor Shower Room • 3 First Floor Bedrooms & Bathroom
 - Ample Parking, Level Gardens Including A Lodge • Cul - De - Sac, NO ONWARD CHAIN



Accommodation

Ground Floor

Composite front entrance door, beneath pitched and tiled Veranda with outside lighting, leading to:

Entrance Hall

Window to front. Staircase rising to 1st floor with under stairs storage cupboard. Radiator. Smoke alarm. Wall mounted central heating thermostat. Doors leading to dining room, bedroom 4 and:

Sitting Room 15'6" (4.72m) Into Bay x 11'11" (3.63m)

Walk - in uPVC double glazed bay window to front. Fireplace feature. 2 radiators. Exposed floorboards. Ornate coving.

Bedroom 4 9'11" (3.02m) x 8'4" (2.54m)

Window to side. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator.

Dining Room 16'9" (5.11m) Into Bay x 11'11" (3.63m)

Dual aspect having walk-in bay window to rear, with uPVC double glazed external door to rear garden and obscure uPVC double glazed window to side. Focal point of fireplace with fitted log burner. Radiator. Ornate coving. Door leading to:

Kitchen / Breakfast Room 18'2" (5.54m) x 10'6" (3.2m)

Dual aspect having window to side, window to rear and skylight. Range of modern fitted cupboard and drawer storage units with wooden work surfaces and tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space for freestanding fridge / freezer etc. Radiator. Useful walk - in pantry with obscure uPVC double glazed window to rear. Inset ceiling lights. Door leading to:

Utility Room 8'8" (2.64m) x 7'11" (2.41m)

Dual aspect having uPVC double glazed external door to side and window to rear. Cupboard and drawer storage units with roll edged worksurfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for dishwasher and washing machine. Further space for tumble dryer. Extractor fan. Inset ceiling lights. Door leading to:

Shower Room

Obscure uPVC double glazed window to front and skylight. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit and splashback's to ceiling height. Low - level WC. Wall mounted wash hand basin. Tiled splashbacks. Heated towel rail. Extractor fan.

First Floor

Landing

Window to side. Useful storage room. Smoke alarm. Fitted linen cupboard. Radiator. Doors leading to:

Bedroom 1 15'6" (4.72m) Into Bay x 11'11" (3.63m)

Walk in uPVC double glazed bay window to front. Fireplace feature. Fitted double wardrobe. Wall mounted wash hand basin. 2 radiators.

Bedroom 2 12'6" (3.81m) x 11'11" (3.63m)

Window to rear. Fireplace feature. Radiator. Laminate flooring.

Bedroom 3 9'11" (3.02m) x 7'11" (2.41m) Plus Alcove

Window to rear. Fireplace feature. Radiator. Laminate flooring.



Bathroom 9'2" (2.79m) x 6'3" (1.91m)

2 obscure uPVC double glazed window to side. Modern 4 piece white suite comprising of panelled, bath, corner shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Tiled splashbacks. Heated towel rail. Extractor fan. Access to insulated loft space.

Externally

Access via double wooden gates, the front of the property is an extensive brick paved, off road parking area providing ample parking for motor vehicles, boats or caravans. Timber panelled fenced boundaries. To the side of the house is:

Store 14'9" (4.5m) x 4'9" (1.45m)

Roll up and over door gives access to storage area which has fitted shelving. Power and light connected. Door leading to:

Store 2 16'1" (4.9m) x 5'4" (1.63m)

Further covered storage area

Rear Garden

The property has a good sized, level, enclosed and reasonably private rear garden that consists of patio / decking area immediately adjacent to the property, being an ideal space for outdoor dining and sitting during the fine weather. Steps then lead down to the remainder of the garden, which is laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Adjacent the utility room is a covered barbecue area with outside water tap. Timber panelled fenced boundaries. 3 timber garden sheds. Outside lighting. Front pedestrian access to side of property via timber garden gate.

To the rear of the garden is a further patio and lawn area - plus access to:

Detached Lodge 19'1" (5.82m) x 7'8" (2.34m)

This building has mains Water and Electric connected. Triple aspect having uPVC double glazed windows to either side and rear, and French doors leading to the rear garden. Fitted log burner. Fitted shower cubicle, low level WC and wash hand basin.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E

Mortgage Assistance

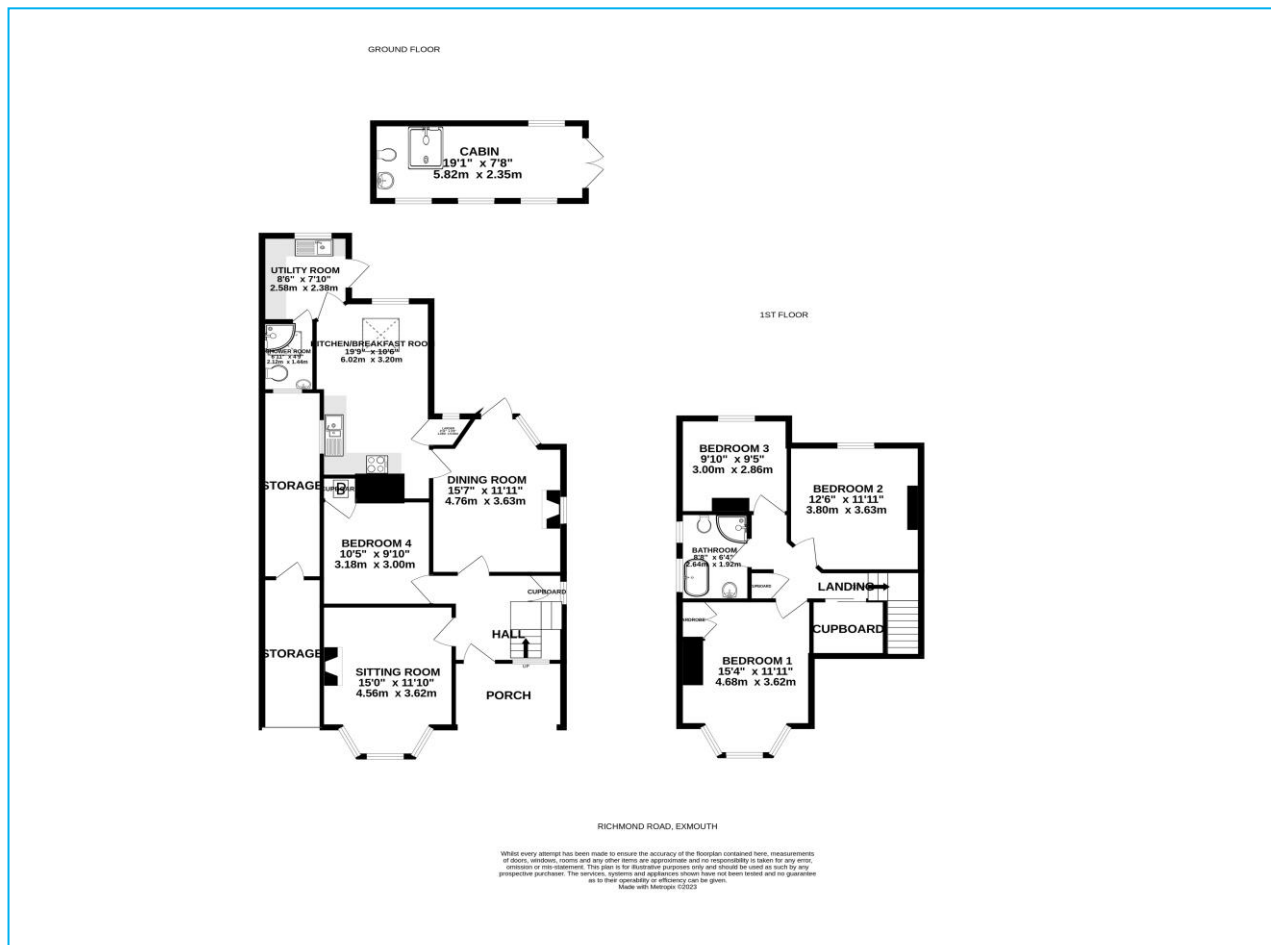
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Note

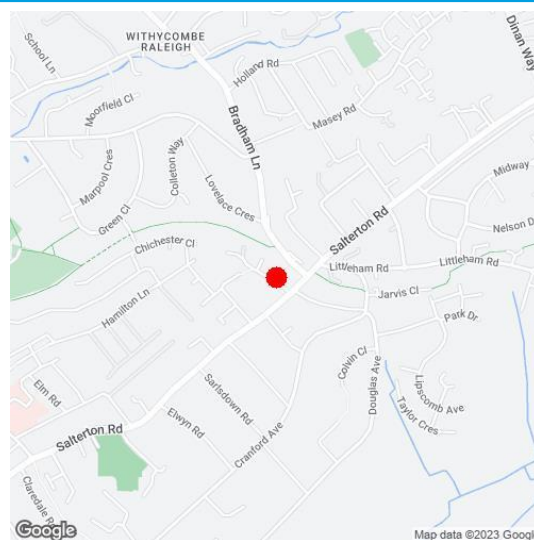
These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed out of town, along Rolle Street / Rolle Road, turning left at the roundabout onto Salterton Road. Proceed through the first set of traffic lights, then before the second set of traffic lights, turn left into Richmond Road where the property will be found on the right hand side.

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100) A			78	
(81-91) B				
(69-80) C			61	
(55-68) D				
(39-54) E			45	
(21-38) F				
(1-20) G			25	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		



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 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.