

Guide Price £375,000
127 Parkside Drive, Exmouth, EX8 4LX



- 2 Double Bedroom Detached Bungalow • Located In A Quiet Cul-De-Sac • Gas Centrally Heated (Boiler Fitted Oct 2023) & uPVC Double Glazed • Good Size Living / Dining Room
- Kitchen & uPVC Double Glazed Conservatory • Bathroom & Separate WC • Off Road Parking, Garage & Gardens To Front & Rear • Some Cosmetic Updating Required. NO ONWARD CHAIN



A block paved pathway provides access to an open storm porch with steps that lead up to an obscure uPVC double glazed front entrance door leading to:

Entrance Hall

A good size entrance hall that has doors leading to all of the primary rooms. Coved ceiling. Smoke alarm. Radiator. Two useful storage cupboards. Door leading to:

Living / Dining Room 21'4" (6.5m) x 11'11" (3.63m)

A dual aspect room that has a window to front and sliding patio doors to the rear that lead out to the conservatory. Radiator. Coved ceiling. Wall mounted gas fire.



Kitchen 11'11" (3.63m) x 8'11" (2.72m)

Sliding patio doors to rear that lead out to the conservatory. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Stainless steel one and half bowl sink with a single drainer unit and mixer tap above. Electric cooker point. Space and plumbing for a washing machine. Space for a free standing fridge freezer. Further space for appliance under the work surface. Small breakfast bar area.

Conservatory 18'11" (5.77m) x 6'7" (2.01m)

To the rear of the property is a uPVC double glazed conservatory that has windows to both sides and to the rear that overlook the rear garden. Fully glazed door leading out to the rear garden. Radiator. Power point.



Bedroom 1 16'7" (5.05m) x 10'4" (3.15m)

A dual aspect room that has a walk in bay window to front and a small window to the side. Radiator. Useful built in storage cupboard that has a hanging rail with a further storage cupboard above.

Bedroom 2 11'10" (3.61m) x 10'11" (3.33m)

Window to rear with a view over the garden. Radiator.

Bathroom

Obscure glazed window to side. Panelled bath. Walk in single shower cubicle that has tiled splash backs and an electric shower. Pedestal wash hand basin. Radiator.

WC

Obscure glazed window to side. Low level WC.

Front Of The Property

To the front of the property is good size level garden which is predominantly laid to lawn with a mature evergreen boundary to the front which provides a natural privacy screen from the road. Two shrub beds central to the lawn. A block paved driveway provides off road parking for two motor vehicles and leads to:





Single Garage 16'1" (4.9m) x 8'0" (2.44m)

Electric roll up door to front. Single glazed window to side. Wall mounted gas fired combination boiler fitted in October 2023. Wall mounted high level electric fuse box. Gas and electric meter boxes. Water tap. Power and light connected. Personal door to side that leads out to the rear garden. Loft access via a trapdoor and ladder that is part boarded.

Rear Gaden

To the rear of the property is an enclosed, good size and private garden that is full of mature shrubs and plants. The garden is predominantly laid to a level lawn with various shrub bed borders. Evergreen and wire fenced boundaries. There is currently a partition fence that segregates a further area of garden that was once used as a productive vegetable garden. Timber storage shed and an aluminium greenhouse to the side of the property. Front pedestrian access via a wrought iron gate to the side. A pathway leads across the back of the conservatory and to the other side of the bungalow where a further wrought iron gate can be found.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band D.

Mortgage Assistance

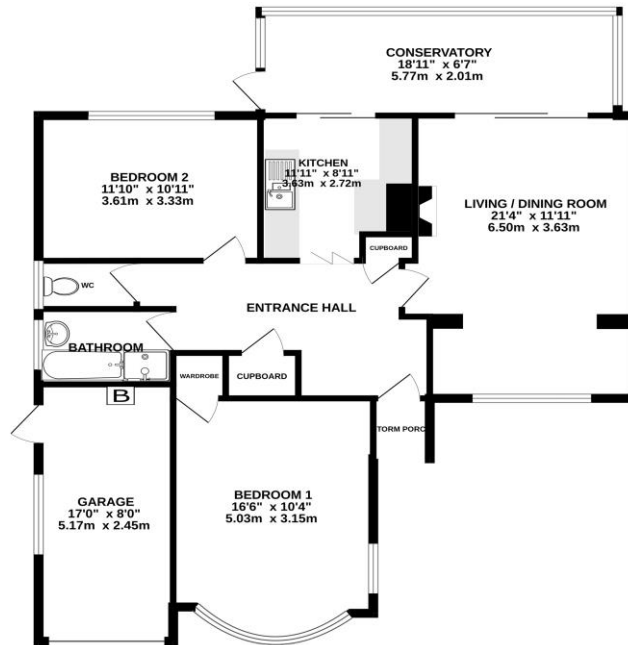
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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 Notes

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



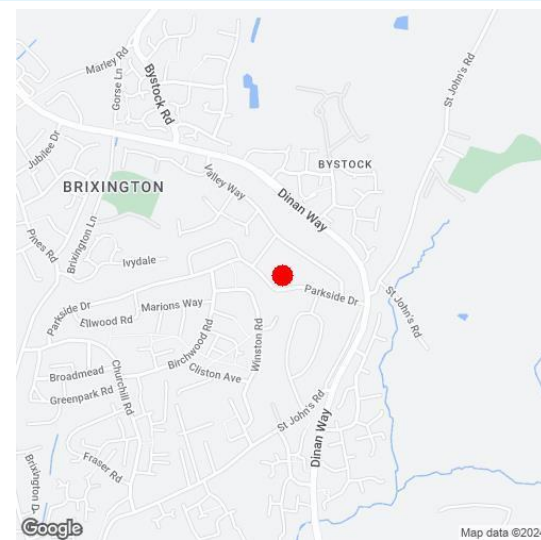
127 PARKSIDE DRIVE

While 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 misstatement. 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 is as to their operability or efficiency can be given. Made with Metropics (2024)

Directions

From our prominent Town Centre office, proceed along Rolle Street and onto Salterton Road. After passing Tesco and Lidl supermarkets, turn left at the traffic lights onto Dinan Way. Take the 4th left onto Parkside Drive, and take the second turning on the right hand side into the small cul-de-sac. This property will be found on the right hand side of the cul-de-sac, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-101)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	84
England & Wales	
EU Directive 2002/91/EC	



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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.