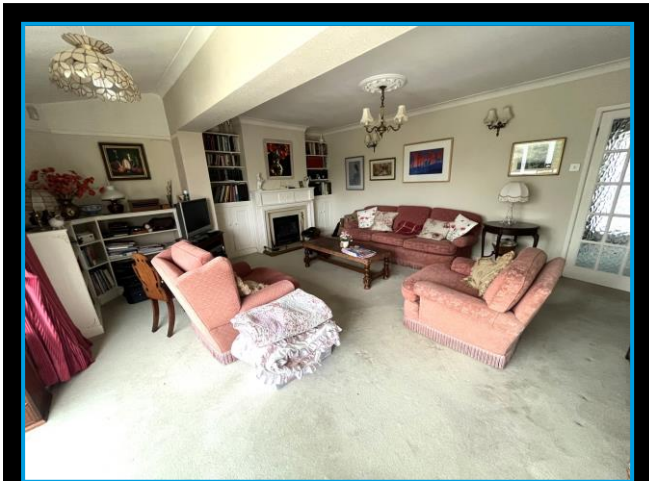


**Offers in Excess of £400,000**  
**Jasmine Cottage, 26a Douglas Avenue, Exmouth, EX8 2HA**



- Detached Bungalow In Need Of Modernisation • Walking Distance Of Exmouth Seafont
- Good Sized Living / Dining Room • Kitchen / Breakfast Room, Access To Rear Garden
- 2 Double Bedrooms • Bathroom With WC & Further WC • 3 Useful Loft Rooms, Southerly Rear Garden, Garage
- NO ONWARD CHAIN



## Accommodation

### Ground Floor

Glazed front entrance door, beneath storm canopy, leading to:

#### Entrance Hall

Useful shelved linen cupboard with radiator. Cupboards housing the gas meter, electric meter and trip switch fuse box. Radiator. Smoke alarm. Doors leading to both bedrooms, kitchen / breakfast room, bathroom and:

#### Living / Dining Room 25'2" (7.67m) x 17'11" (5.46m)

Focal point of coal effect gas fire within a fireplace surround, fitted storage cupboards and shelving to either side. Radiator. The sunroom / dining area has uPVC double glazed windows to rear and either side. Door leading to:

#### Kitchen / Breakfast Room 16'7" (5.05m) x 11'11" (3.63m)

uPVC double glazed window to rear and double glazed sliding patio doors leading to rear garden. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Open fireplace feature. Gas and electric cooker points. Space and plumbing for washing machine. Radiator. Door leading to:

#### Rear Porch

uPVC double glazed window to side. Staircase rising to first floor attic rooms. Space for freestanding fridge / freezer etc. Walk - in pantry which also has the gas fired combi boiler (please note this would need fixing). Door leading to:

#### Cloakroom

White suite of low level WC. Extractor fan.

#### Bedroom 1 14'2" (4.32m) x 10'11" (3.33m)

Dual aspect having uPVC double glazed windows to front and side. Built in double wardrobe with hanging rail and shelving. Wall mounted wash hand basin with tiled splashback's. Radiator.

#### Bedroom 2 13'8" (4.17m) x 7'10" (2.39m)

Dual aspect having uPVC double glazed windows to front and side. Radiator.

#### Bathroom

Obscure uPVC double glazed window to front. White suite of panelled bath with electric shower unit over and tiled splashback's to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Wall mounted electric heater.

### First Floor

#### Attic Room 1 13'11" (4.24m) x 8'8" (2.64m) Max

uPVC double glazed window to rear giving views of the Maer Valley. Radiator. Door leading to:





**Attic Room 2 8'11" (2.72m) Max x 6'3" (1.91m) Max**  
Velux window to rear. Access to eaves storage. Door leading to:

**Attic Room 3 17'11" (5.46m) x 9'5" (2.87m)**  
Double glazed window to side and Velux window to rear. Boarded flooring.

#### **Externally**

Steps lead down to the entrance porch with front entrance door. Double gates then give access to:

**Detached Garage 15'8" (4.78m) x 8'7" (2.62m)**

Up and over door to front. Personal door to side leading to rear garden.

#### **Southerly Facing Rear Garden**

There is a level and enclosed rear garden which has a patio area adjacent the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid mainly to lawn with shrub and herbaceous beds and borders that provide year and interest and colour. Timber panelled fencing and brick wall boundaries. Outside water tap. Brick store. Potting shed. Front pedestrian access to either side of the property via garden gates.

#### **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

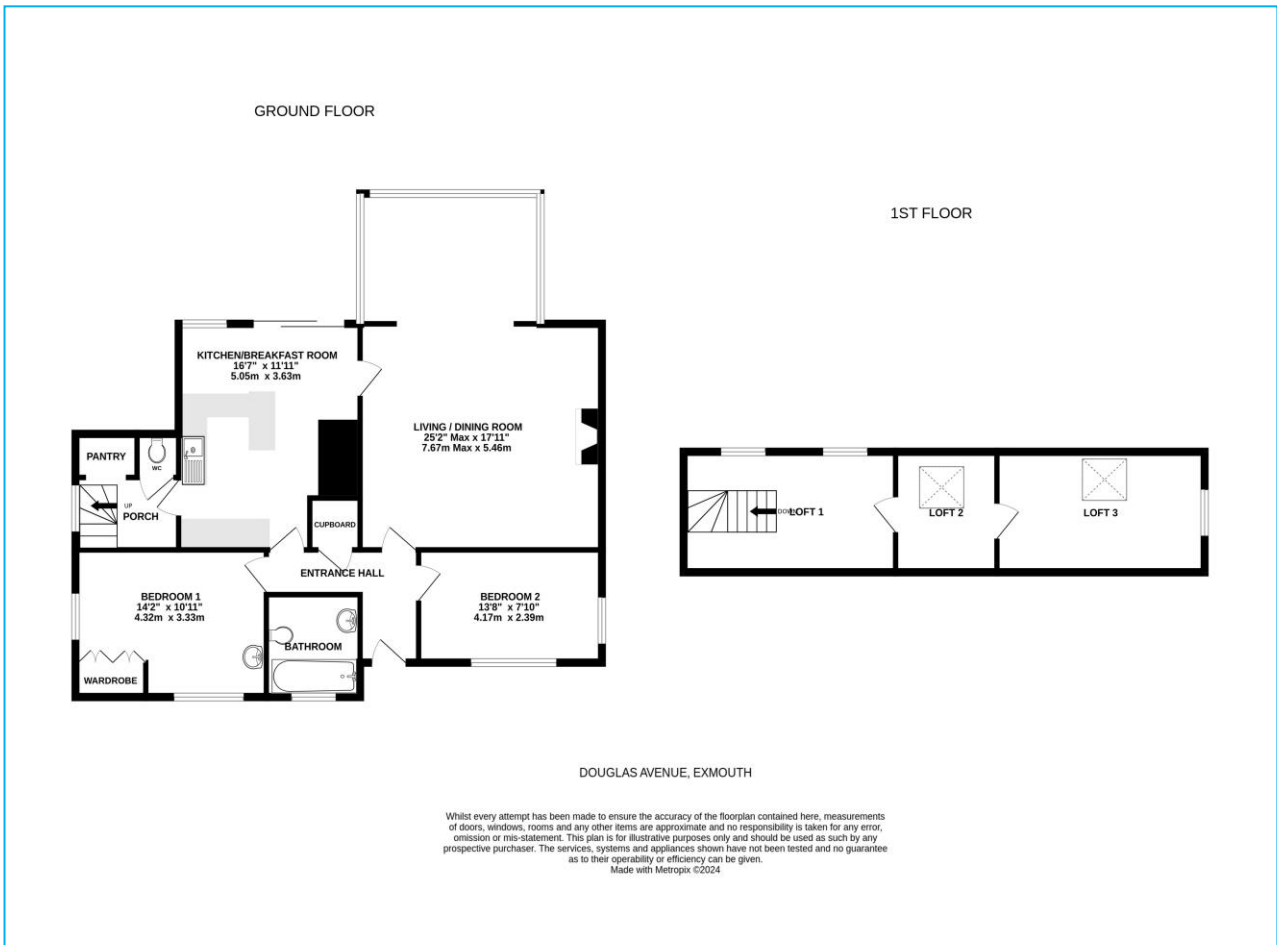
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### **Agents Note**

These are draft particulars and are awaiting vendors verification

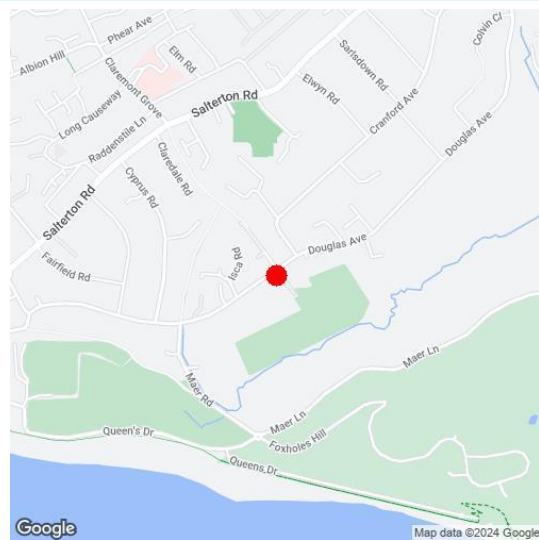




**Directions**

From our prominent Town Centre office, proceed up Rolle Street and into Rolle Road, going straight ahead at the roundabout into Rolle Road, bearing left into Douglas Avenue passing The Deaf Academy on your left hand side. Proceed past The Devoncourt Hotel where 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>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-58)	<b>F</b>	<b>56</b>	
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		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.