

01395 222350

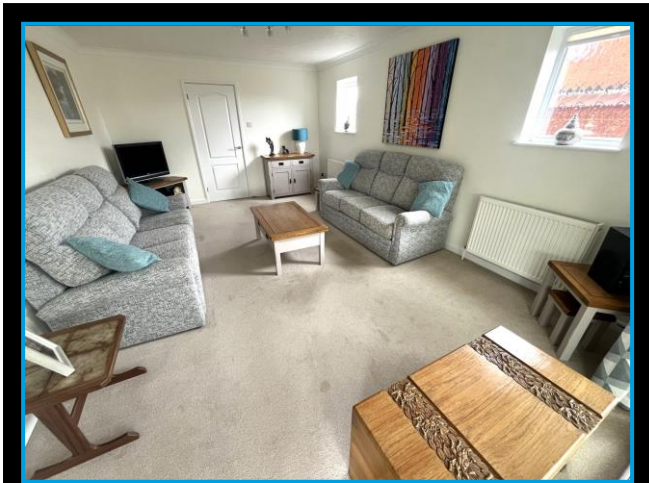
**LINKS**  
ESTATE AGENTS

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**Guide Price £695,000**  
**13 Heatherdale, Exmouth, EX8 2HZ**



- Immaculate Detached Bungalow On Corner Plot • Sought After Cul-De-Sac Within The Avenues
- Gas Central Heating & Double Glazing • Living Room, Sun Room • Modern Fitted Kitchen / Dining Room • 3 Bedrooms & Modern Shower Room • Southerly Facing Rear Garden
- Viewing Recommended



## Accommodation

Step up to uPVC double glazed front entrance door leading to:

### Entrance Hall

Access to insulated and boarded loft space via trap door, with window to side, that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation. Radiator. Useful walk - in cloaks storage cupboard. Airing cupboard housing the gas fired Combi boiler, with shelving. Smoke alarm. Doors leading to kitchen / dining room, the 3 bedrooms, shower room and:

### Living Room 17'11" (5.46m) x 11'11" (3.63m)

2 obscure uPVC double glazed windows to side. 2 radiators. uPVC double glazed sliding patio doors leading to:

### Sun Room 12'9" (3.89m) x 12'2" (3.71m)

uPVC double glazed windows to 3 sides on rendered dwarf brick walls, uPVC double glazed French doors leading to rear garden. Wall mounted electric convactor heater.

### Kitchen / Dining Room 11'11" (3.63m) x 11'11" (3.63m)

Dual aspect having uPVC double glazed windows to front and side. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher and washing machine. Radiator. Inset ceiling lights. Door leading to:

### Utility Porch 5'9" (1.75m) x 4'11" (1.5m)

Window to front. uPVC double glazed external door to rear. Ample space for kitchen appliances.

### Bedroom 1 13'11" (4.24m) x 11'11" (3.63m)

Dual aspect having uPVC double glazed window to rear and side. Built - in double wardrobe. Radiator.

### Bedroom 2 13'6" (4.11m) x 10'5" (3.18m)

Dual aspect having uPVC double glazed window to front and side. Built - in double wardrobe. Radiator.

### Bedroom 3 10'5" (3.18m) x 7'5" (2.26m)

uPVC double glazed window to rear. Built in shelved storage cupboard. Radiator.

### Shower Room

Obscure uPVC double glazed window to front. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height. Low level WC. Wall mounted wash hand basin. 2 radiators. Extractor fan. Ceiling lights.





### Externally

A feature of this property are the large and level Gardens. The enclosed Front Garden is laid mainly to lawn with hedge screen and timber panelled fence borders. Outside meter boxes. Outside water tap. The property is accessed via double gates leading to driveway parking which leads to:

### Garage 17'0" (5.18m) x 9'1" (2.77m)

Double opening door to front, personal door to side leading to rear garden and uPVC double glazed window to rear. Power and light connected.

### Southerly Facing Rear Garden

Another feature of this property is the level enclosed and private corner plot rear garden, which is laid mainly to lawn with shrub and herbaceous beds and borders that provide year and interest in colour. There is a good sized patio area immediately adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. Outside power point. Timber panelled fenced boundaries. Front pedestrian access to side of property via timber garden gate.



### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. 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

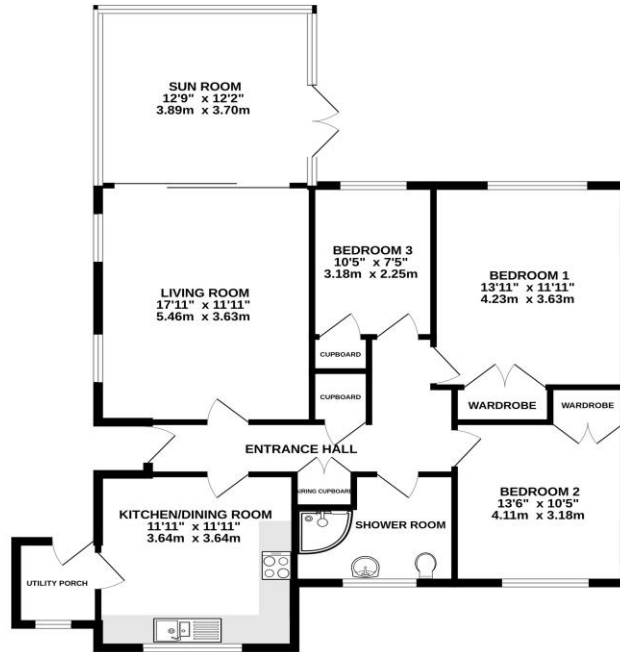
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### Agents Note

These are draft particulars and are awaiting vendors verification



GROUND FLOOR



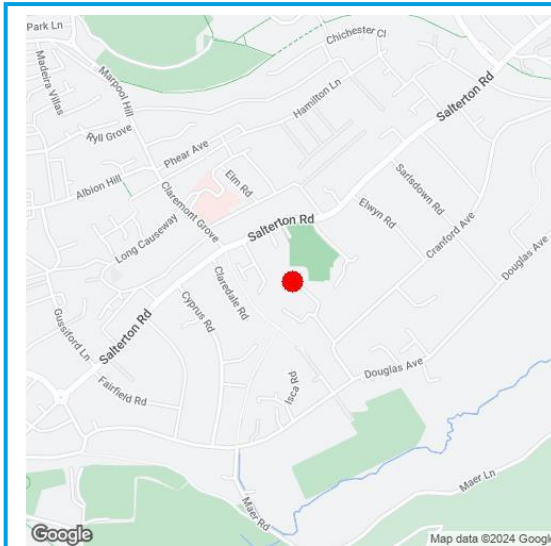
HEATHERDALE, EXMOUTH

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 a guideline only. Prospective purchasers should verify all measurements and specifications shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
Made with Mapbox ©2024

**Directions**

From our prominent Town Centre office, turn into Rolle Street, onto Rolle Road and at the mini roundabout, proceed straight ahead onto Douglas Avenue, passing The Deaf Academy on the left hand side. Take a left hand turning into Cranford Avenue and straight ahead Cranford Close. Turn right into Heatherdale where the property will be found at the head of the Cul-De-Sac, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<p>Most energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
71	80
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



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.