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**LINKS**  
ESTATE AGENTS

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**Guide Price £440,000**

**43 Hamilton Lane, Exmouth, EX8 2JT**



- Reverse Level Detached House In Popular Location • Far Reaching Exe Estuary & Haldon Hill Views • Gas Central Heating & Double Glazing • Living / Dining Room With Those Views & Balcony • Kitchen / Breakfast Room • 3 Double Bedrooms, En - Suite & Bathroom • Garage, Driveway, Reasonably Private Rear Garden • NO ONWARD CHAIN





## Accommodation

The property is reverse level and you walk into the first floor level of the property

uPVC double glazed front entrance door leading to:

### Entrance Porch

uPVC double glazed windows to front and side. Useful shelved storage cupboard. Tiled flooring. Step up to uPVC double glazed door leading to:

### Entrance Hall

Staircase leading to ground floor level. Radiator. Access to loft storage space. Wall mounted central heating thermostat. Smoke alarm. Doors leading to living / dining room, kitchen / breakfast room, garage and:

### Cloakroom

Coloured suite of low level WC and wash hand basin. Tiled splashback's to dado height. Extractor fan.

### Living / Dining Room 25'5" (7.75m) Max x 13'11" (4.24m) Max

#### Living Area 15'11" (4.85m) x 10'11" (3.33m)

Dual aspect having uPVC double glazed window to side and uPVC double glazed sliding patio doors leading to balcony and gaining far reaching views of the Exe Estuary, Haldon Hills and over Exmouth. Radiator. Open archway to dining area.

### Balcony

Having glazed balustrades with handrails, being an ideal place for gazing at those lovely views.

#### Dining Area 13'11" (4.24m) x 9'1" (2.77m)

uPVC double glazed window to rear gaining those Exe Estuary, Haldon Hill and Exmouth views. Radiator.

#### Kitchen / Breakfast Room 14'10" (4.52m) x 9'11" (3.02m)

Dual aspect having uPVC double glazed external door to side with uPVC double glazed window adjacent and uPVC double glazed window to front. Cupboard and drawer storage units with roll edged work surfaces, matching breakfast bar and tiled splashback's. Composite one and a half bowl sink with single drainer unit and mixer tap. Integrated dishwasher. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted, concealed, gas gas fired Combi boiler that supplies the central heating and domestic hot water. Tiled flooring. Radiator. Inset ceiling lights.

## Ground Floor

### Hallway

Radiator. Useful shelved storage cupboards. Smoke alarm. Doors leading to all 3 bedrooms and bathroom.

#### Bedroom 1 13'11" (4.24m) x 9'2" (2.79m)

uPVC double glazed window to rear gaining those Exe Estuary and Haldon Hill and Exmouth views. Good range of fitted bedroom furniture. Radiator.

#### Bedroom 2 12'5" (3.78m) x 9'11" (3.02m)

uPVC double glazed external door to side leading to rear garden with uPVC double glazed window adjacent. Radiator. Door leading to:





#### En - Suite

Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit, low level WC and wall mounted wash hand basin. Fully tiled walls and floor. Heated towel rail. inset ceiling lights. Extractor fan.

#### Bedroom 3 10'10" (3.3m) x 8'10" (2.69m)

uPVC double glazed window to rear with views of the Exe Estuary, Haldon Hills and Exmouth. Built - in double wardrobe. Radiator.

#### Bathroom

Obscure uPVC double glazed window to rear. Coloured suite of corner bath with thermostatically controlled shower unit over, low level WC and vanity wash hand basin. Heated towel rail. Fully tiled walls and floor. Extractor fan.

#### Externally

To the front is an extensive brick paved area that could provide off parking for several motor vehicles, various planted areas, outside water tap. This leads to:

#### Garage 17'8" (5.38m) x 9'2" (2.79m)

Roll up and over door to front. Obscure glazed window to side. Power and light connected. Wall mounted electric trip switch fuse box.

#### Rear Garden

The property has an enclosed and reasonably private Rear Garden which has a patio area adjacent to the property with the remainder being laid to lawn and having shrub beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Outside water tap. Outside lighting. Front pedestrian access to either side of property.

#### 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

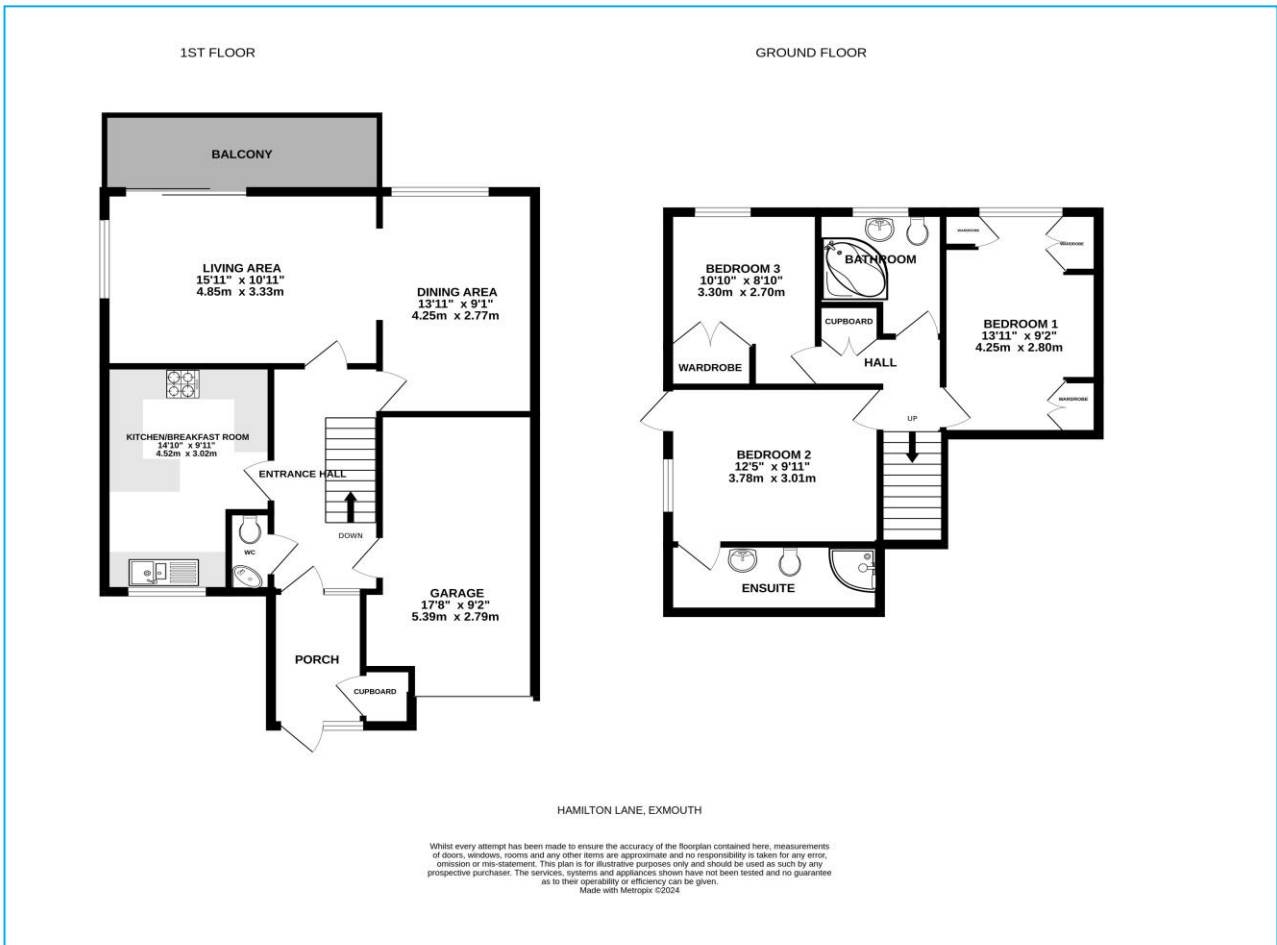
Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

#### Agents Note

These are draft particulars and are awaiting vendors verification



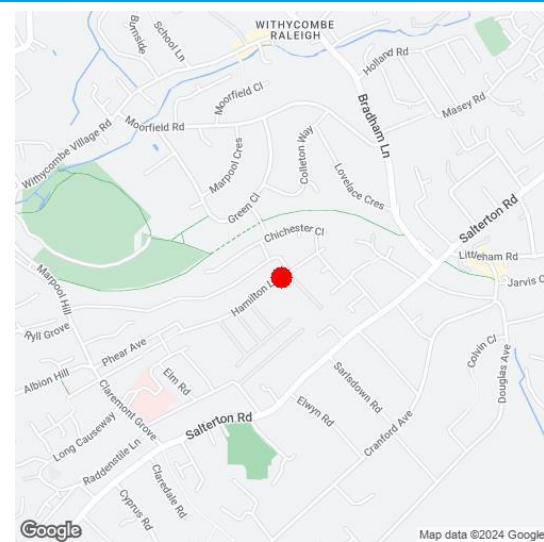




**Directions**

From our prominent Town Centre office, proceed to Rolle Street, onto Rolle Road and turn left at the roundabout onto Salterton Road. At the traffic lights, turn left onto Claremont Grove and continue into Marpool Hill. Just before Phear Park, turn right into Ashleigh Road. Proceed up and to the end of the road, turning right into Hamilton Lane. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
(92-100) <b>A</b>	70 → <b>83</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>	
(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.