

**Guide Price £399,950**  
**24 Trinfield Avenue, Exmouth, EX8 3JU**



- 2 Double Bedroom Detached Bungalow • Located Within A Sought After Area Of Exmouth
- Gas Centrally Heated & uPVC Double Glazed • Living Room/Dining Room, Study & Conservatory
- Kitchen/Breakfast Room • Bathroom & Separate WC • Driveway & Single Garage
- Attractive Garden To The Rear. Viewing Advised



uPVC double glazed entrance door with an inset patterned window and obscured double glazed side panel leading to:

#### **Entrance Porch**

Obscure double glazed inner door leading to:

#### **Entrance Hall**

Meter cupboards. Radiator. Built in cloaks cupboard. Airing cupboard. Doors leading to both bedrooms, bathroom, WC, kitchen/breakfast room and:

#### **Living Room 14'4" (4.37m) Plus Bay x 13'11" (4.24m)**

A dual aspect room that has a double glazed bay window to the front and 2 double glazed windows to the side. Focal point of a coal effect gas fire set in a brick surround. TV aerial point. Radiator. Arch way through to:

#### **Dining Room 11'0" (3.35m) x 6'11" (2.11m)**

Double glazed window to side. Radiator. Glazed door to:

#### **Study 11'3" (3.43m) x 6'6" (1.98m)**

A small study area has been created to the rear of the dining room. Double glazed windows to the side and rear aspects. Radiator. Part double glazed door leading to:

#### **Conservatory 10'7" (3.23m) x 8'10" (2.69m)**

A useful addition to the property that comprises of dwarf brick walls with double glazed windows to both sides and the rear with a delightful outlook over the rear garden. Double glazed French doors to the side leading out to the rear patio.

#### **Kitchen/Breakfast Room 13'8" (4.17m) Max x 10'5" (3.18m) Max**

2 Double glazed windows to the rear aspect. Fitted with a range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Inset, stainless steel, single sink and drainer unit with a mixer tap above. Space and plumbing for washing machine. Space for fridge freezer. Gas cooker point. Radiator. Part double glazed door leading out to the rear garden. Wall mounted Baxi gas combination boiler providing domestic hot water and central heating.

#### **Bedroom 1 14'0" (4.27m) x 10'2" (3.1m) Plus Bay**

Double glazed bay window to the front. Radiator.

#### **Bedroom 2**

Double glazed bay window to the rear aspect. Radiator. Built in wardrobe/storage cupboard.

#### **Bathroom**

Obscure double glazed window to side. Panelled bath with built in thermostatically controlled shower and glazed shower screen. Pedestal wash hand basin. Radiator. Wall mounted electric fan heater. Tiled walls. Heated towel rail.

#### **WC**

Obscured double glazed window to side. WC. Radiator.





## Externally

### Front Garden

A path leads from the driveway through an attractive area of mature garden comprising an area of lawn with mature flower and shrub borders, that help to provide year round colour and interest. A gateway provides access down the side of the property to the rear garden. To the front of the property a driveway provides off road parking and leads to:

### Garage 17'9" (5.41m) x 7'9" (2.36m)

Up and over door to front. Double glazed window to the side. Opening into:

### Workshop/Potting Shed 14'0" (4.27m) x 6'2" (1.88m)

Fitted workbench. Double glazed windows to side and rear aspect and double glazed door leading into the rear garden.

### Rear Garden

The rear garden is a particular feature of the property and this a good size and provides a high degree of privacy. Comprising a paved patio area beyond which is an area of lawn with a central specimen Acer tree. The garden is well stocked with a variety of mature shrubs and herbaceous plants including mature apple trees.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected, Council Tax Band D. The property is on a water meter.

### 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

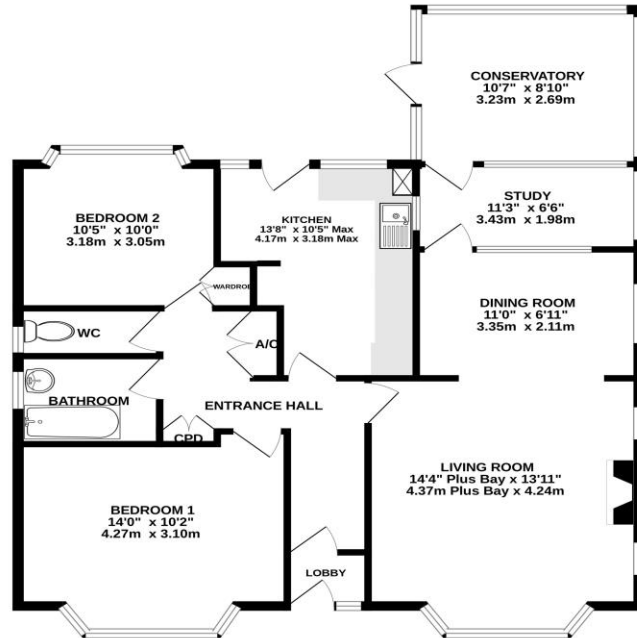
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

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

GROUND FLOOR



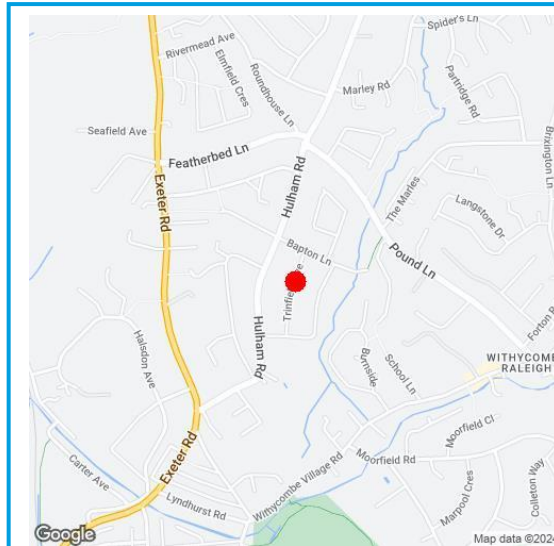
TRINFIELD AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for guidance 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 as to their operability or efficiency can be given.  
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**Directions**

From our prominent Town Centre office, proceed down Rolle Street towards The Strand. Continue onto Exeter Road. After passing the second set of traffic lights, turn right onto Hulham Road. Bear left, passing the rugby club and then take the 1st right hand turn into Springfield Avenue. Take the first left into Trinfild Avenue where the property will be found on the right hand side, approximately half way up.

Energy Efficiency Rating	
Current	Potential
Most 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	
69	83
England & Wales	
EU Directive 2002/91/EC	



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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.