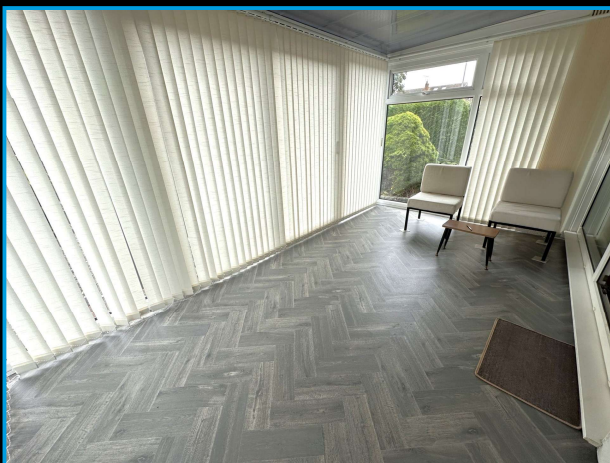


Guide Price £375,000
5 Bapton Lane, Exmouth, EX8 3JS



- 2 Double Bedroom Detached Bungalow • Located In A Popular Residential Area • Gas Centrally Heated & Extensive uPVC Double Glazed (Where Stated) • Good Size Living / Dining Room & Conservatory • Kitchen With Oven, Hob & Hood • Bathroom With A White Suite • Driveway & Garage. Gardens • NO ONWARD CHAIN



Step up to an obscure uPVC double glazed front entrance door that has a matching window to the side, leading to:

Entrance Porch

Vinyl flooring. High level electric switch fuse box. Obscure glazed door leading to:

Entrance Hall

Access to an insulated loft space. Radiator. Useful storage cupboard with shelving. Wall mounted thermostat. Smoke alarm. Doors leading to both bedrooms, bathroom, kitchen and:

Living / Dining Room 19'3" (5.87m) x 13'0" (3.96m)

A large room that has a uPVC double glazed window to the side. Radiator. Coved ceiling. Focal point of a coal effect, living flame, gas fire that has a stone surround and mantle. Large "tilt and turn" sliding patio doors leading to:

Conservatory 14'4" (4.37m) x 7'11" (2.41m)

Useful addition to the property that has a uPVC double glazed windows to both sides and to the front aspect with a sliding door that leads out to the front garden. Radiator. Vinyl flooring.

Kitchen 12'6" (3.81m) x 10'5" (3.18m)

A dual aspect room that has a uPVC double glazed window to rear and internal single glazed window to the side. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Stainless steel single bowl sink and dainer unit with a mixer tap above. Built in four ring gas hob with an extractor hood above. Built in, eye level, double electric oven and grill. Radiator. Coved ceiling. Vinyl flooring. Space and plumbing for a slim line dishwasher. Space for a free standing fridge/freezer. Wall mounted gas fired combination boiler that supplies the gas central heating and domestic hot water. Part single glazed door to the side leading to:

Rear Porch/Utility Area 6'1" (1.85m) x 4'0" (1.22m)

Single glaze windows to side and rear. Space and plumbing for a washing machine. Tiled flooring. Personal door leading to the garage and part glazed door leading out to the garden.

Bedroom 1 13'6" (4.11m) Max x 10'5" (3.18m) Max

uPVC double glazed window to side. Radiator. Coved ceiling. Useful built in storage cupboard with shelving and hanging rail.

Bedroom 2 13'3" (4.04m) x 8'8" (2.64m) Plus Recess

uPVC double glazed window to front. Radiator. Coved ceiling. Useful built in storage cupboard with shelving.

Bathroom

Obscure uPVC double glazed windows to rear. Modern fitted white suite comprising of a P shaped panel bath with tiled splash backs to ceiling height, curved splash screen and an electric shower above the bath. Low level WC. Pedestal wash hand basin. Radiator. Medicine cabinet with mirrored doors. Vinyl flooring. Useful linen storage cupboard with slatted shelving.

Externally

Gardens

The property enjoys gardens to all sides of the property with the main area being predominantly to the front. This area is mainly laid to a level crazy paved patio and has a raised shrub bed to the front and to both sides. These beds are well stocked with a range of plants and shrubs that helps to provide year round colour and interest. To the right hand side and rear of the property is a garden is laid to tarmac hard standing with shrub bed borders.



Timber storage shed. Outside water tap, meter boxes and lighting. To the left hand side, rear of the property is a further area of garden that has a raised shrub bed. Walled and timber fenced boundaries.

The property is approached via wrought iron gates that provide access to a driveway that offers off road parking for 2 motor vehicles and leads to:

Single Garage 16'8" (5.08m) x 8'2" (2.49m)

Up and over door to front. Power and light connected. Personal door leading to the rear porch.

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

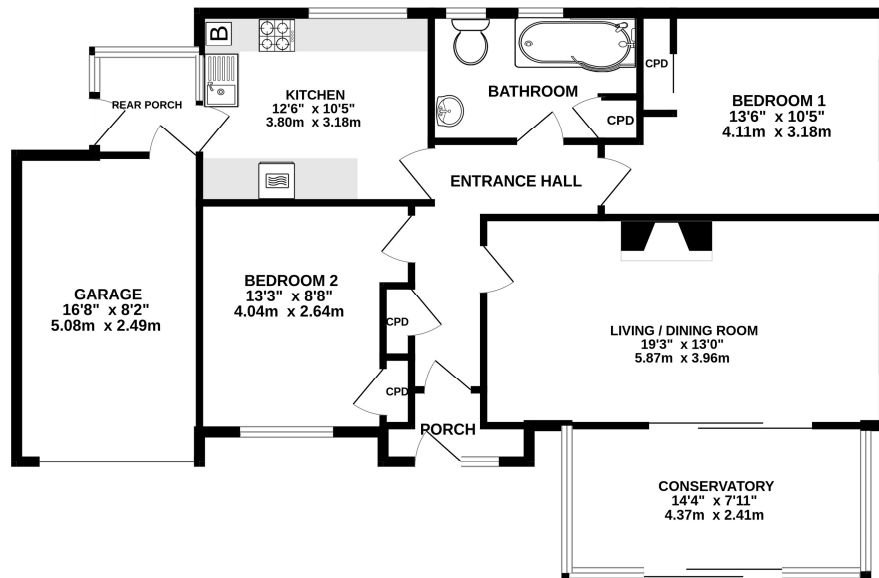
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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

GROUND FLOOR

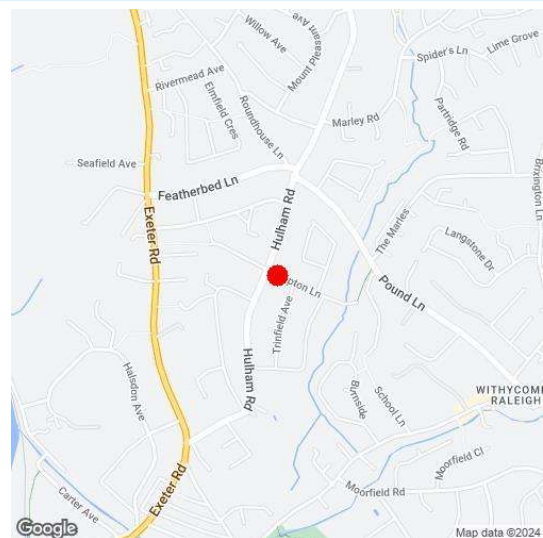


5 BAPTON LANE

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 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.
 Made with Metropac CSD24

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 2nd right hand turn into Bapton Lane. The property will be found on the right hand side, clearly identified by our for sale board.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.