

01395 222350

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exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £475,000

44 Mount Pleasant Avenue, Exmouth, EX8 4QW



- 3 Double Bedroom Detached Property With Stunning Views • Extended & Updated By The Current Vendors
- Gas Centrally Heated & uPVC Double Glazed • Living Room With Views, Dining Room • Kitchen With Views & Integrated Appliances • Modern Fitted GF Shower Room & FF Bathroom • Off Road Parking & Single Garage • Immaculate Sunny Aspect Rear Garden. Viewing Strongly Advised



Step up to a composite front entrance door with an inset obscure glazed window and matching window panel to the side, leading to:

Ground Floor

Entrance Porch

Leading up to a multi pane obscure glazed door with matching window to side leading to:

Entrance Hall

Staircase rising to the first floor. Small under stairs shoe storage space. Radiator. Smoke alarm. Useful overhead storage cupboards. Dado rail. Door leading to:

Dining Room 15'11" (4.85m) x 10'11" (3.33m)

A good size space that has a window to the side and an arched opening leading through to the living room with has views. Coved ceiling. Two radiators. Door leading to the kitchen and arch way opening to:

Living Room 16'11" (5.16m) x 11'11" (3.63m)

A fantastic extension that has uPVC double glazed French doors to the side providing access to the immaculate rear garden. A large walk in square bay window to the rear that takes advantage of the stunning views over Exmouth of the Sea, Estuary and the South Devon coastline. Radiator. Wall mounted upright corner radiator. Coved ceiling. Media wall with TV display and a range of display shelving.

Kitchen 15'5" (4.7m) x 9'5" (2.87m)

Window to rear that again has views. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces, matching up stands and complementary tiled splash backs above. Built in four ring gas hob with extractor hood above. Built in eye level double electric oven. Integrated fridge, freezer and slim line dishwasher. Space and plumbing for a washing machine. Inset composite one and a half bowl sink with a single drainer unit and mixer tap above. Small breakfast bar area. Wine rack. Inset ceiling lights. Laminate flooring. Ambient under unit lighting and LED lighting to plants. Radiator. Useful larder style storage cupboard. Further storage cupboard that houses a wall mounted, gas fired, combination boiler. This cupboard also houses the gas and electric metres and a wall mounted trip switch fuse box. Part glazed uPVC double glazed door leading out to the rear garden. Door leading to:

Inner Hallway

Laminate flooring. Useful storage cupboard. Doors leading to the shower room, bedroom 3 and:

Bedroom 2 11'11" (3.63m) x 10'10" (3.3m)

A lovely dual aspect room that has a large window to the front and a window to the side. Coved ceiling. Wall mounted upright radiator.

Bedroom 3 9'8" (2.95m) x 9'3" (2.82m)

Window to front. Radiator. Covered ceiling.

Shower Room

Obscure glazed window to side. Attractive fully tiled walls. Fitted suite comprising of a large walk in shower that has a thermostatically controlled rainfall shower and separate shower attachment and a splash screen to the side. Concealed cistern WC with display above, wash hand basin to the side and storage cupboards below. Laminate flooring. Extractor fan. Inset ceiling lights. Wall mounted mirror with integrated LED lighting.

First Floor

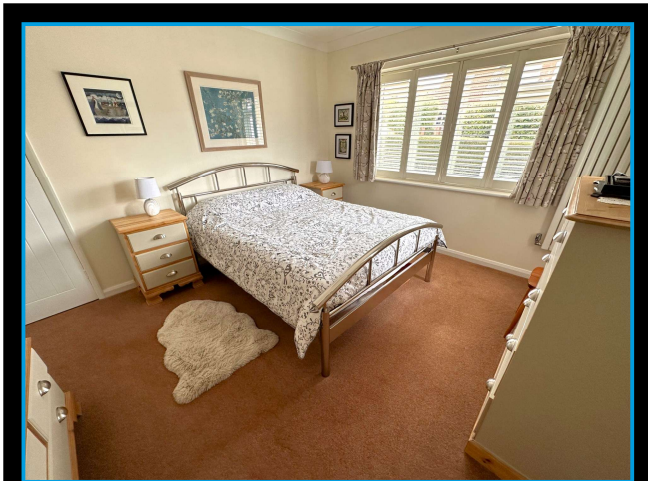
Landing

Window to side. Dado rail. Smoke alarm. Door leading to the bathroom and a doorway leading to:

Bedroom 1 16'7" (5.05m) x 14'9" (4.5m)

Another fantastic addition to the property, is the large bedroom that





has a window to the side and a triangular apex window to the rear, that takes full advantage of the stunning views on offer from the property. Two radiators. Laminate flooring.

Bathroom

Velux window to front. Modern fitted white suite comprising of a panelled bath with tiled splash backs above. Hidden cistern WC with display above, wash hand basin to the side with storage cupboards below. Radiator. Access to eaves storage cupboard. Storage area slatted shelving. Vinyl flooring.

Externally

Front Of Property

To the front of the property is an area of garden that is laid to lawn with a shrub bed border to the rear and side that helps to provide year round colour and interest. A paved pathway provides access across the front of the property and to the side, leading to a timber garden gate leading out to the rear garden. A driveway provides off road parking and leads to:

Single Garage 16'7" (5.05m) x 8'5" (2.57m)

Up and over door to front. Power and light connected. Personal door to rear providing access to:

Rear Garden

A feature of this property is the immaculate garden to the rear that is fully enclosed and enjoys a south westerly aspect that enjoys the line shares of the sunshine during fine weather. Laid immediately adjacent to the rear of the property is a level paved patio that provides an ideal area for outdoor dining and sitting during fine weather and take advantage of the views on offer. Two steps then lead down to area of lawn which provides access to a further area of lawn and an additional level paved patio. The garden has a variety of well stocked shrub beds to the perimeter and between the two areas of lawn. Attractive water feature. Outside lighting and water tap. Timber fenced boundaries. Front pedestrian access via a timber garden gate to the side of the property.

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

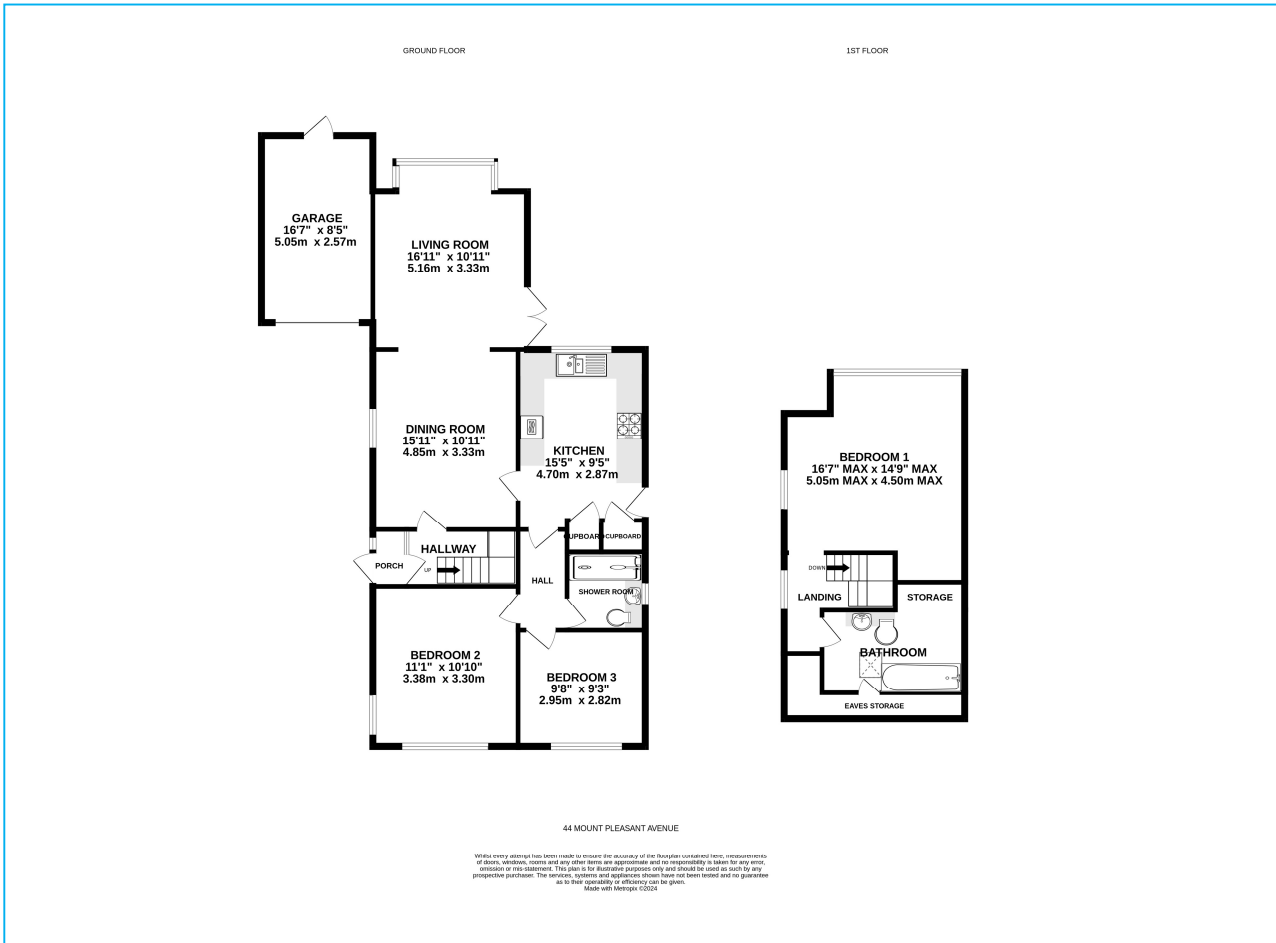
Your home may be repossessed if you do not keep up repayments on your mortgage

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Tenure

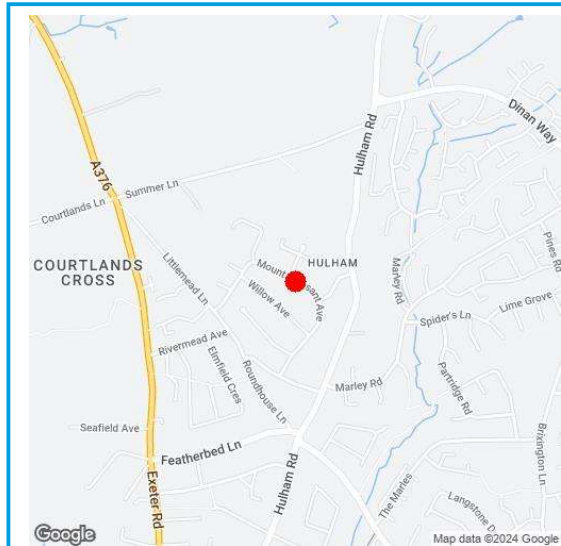
Please note, these are draft particulars and they are awaiting vendor verification





Directions

From Exmouth Town Centre, proceed out of town along Exeter Road passing the Shell Garage on the left hand side. Just before leaving Exmouth, take a right hand turning into Rivermead Avenue. Turn left onto Littlemead Lane and right onto Mount Pleasant Avenue. Proceed up and along the road where the property can be found on the right hand side, clearly identified by our For Sale sign.



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.