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**LINKS**  
ESTATE AGENTS

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**Guide Price £265,000**  
**29 Vansittart Drive, Exmouth, EX8 5PD**



- Well Presented 2 Double Bedroom Semi Detached House • Gas Centrally Heated & uPVC Double Glazed • Open Plan Living / Dining Room • Kitchen • Modern Fitted Bathroom • Off Road Parking • Larger Than Average Rear Garden • Close To Amenities. Viewing Advised





uPVC front door with inset obscure glazed window, with window to side, leading to:

#### Ground Floor

##### Entrance Porch

Window to front. Wall mounted electric trip switch fuse box. Door leading to:

##### Living / Dining Room 17'6" (5.33m) x 12'11" (3.94m)

A good size space that has a window to the front. Staircase rising to the first floor. Radiator. Coved ceiling. Laminate flooring. Useful under stairs recess area with access to small storage cupboard. Door leading to:

##### Kitchen 12'11" (3.94m) x 9'0" (2.74m)

Window to rear. Range of fitted floor standing and wall mounted cupboard and drawer storage units with wood effect work surfaces with tiled splash backs above. Inset stainless steel single sink and drainer unit with a mixer tap above. Space and plumbing for a washing machine. Electric cooker point with extractor hood above. Space for a free standing fridge freezer. Wall mounted, gas fired combination boiler (Fitted 2020) that supplies the gas central heating and domestic hot water. Tiled flooring. Radiator. uPVC double glazed door giving access out to the rear garden.

#### First Floor

##### Landing

Access to an insulated and part boarded loft space via a trapdoor and ladder that has a light connected. Doors leading to:

##### Bedroom 1 11'0" (3.35m) To Wardrobe x 9'6" (2.9m)

Window to front. Large built in wardrobe to one wall that has full length mirrored sliding doors with hanging rail and shelving. Radiator.

##### Bedroom 2 12'11" (3.94m) x 9'6" (2.9m)

Window to rear. Radiator. Useful built in storage cupboard.

##### Bathroom

Obscure glazed window to side. Modern fitted white suite that comprises of a panelled bath that has a thermostatically controlled rainfall shower unit above and a glass shower screen. Concealed cistern WC with display above and a wash hand basin to the side that has storage below. Heated towel rail (dual fuel). Fully tiled walls and flooring.

#### Externally

##### Front Of Property

To the front of the property is an area of garden that is laid to decorative stone shingle with a small central shrub bed and a shrub bed to one side. Located directly opposite the property is a usable open green space maintained by the council. To the side of the property is a driveway that provides off road parking and provides access to timber double garden gates leading to a shingled area of garden to the side, which in turn, leads to:

##### Rear Garden

To the rear of the property is a larger than average rear garden that is fully enclosed and a feature of this property. The garden is predominately laid to an extensive lawn with fruit trees and shrub beds, that help to provide year round colour and interest. Outside water tap and lighting. Timber fenced boundaries. Useful timber storage shed.







### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band B. 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

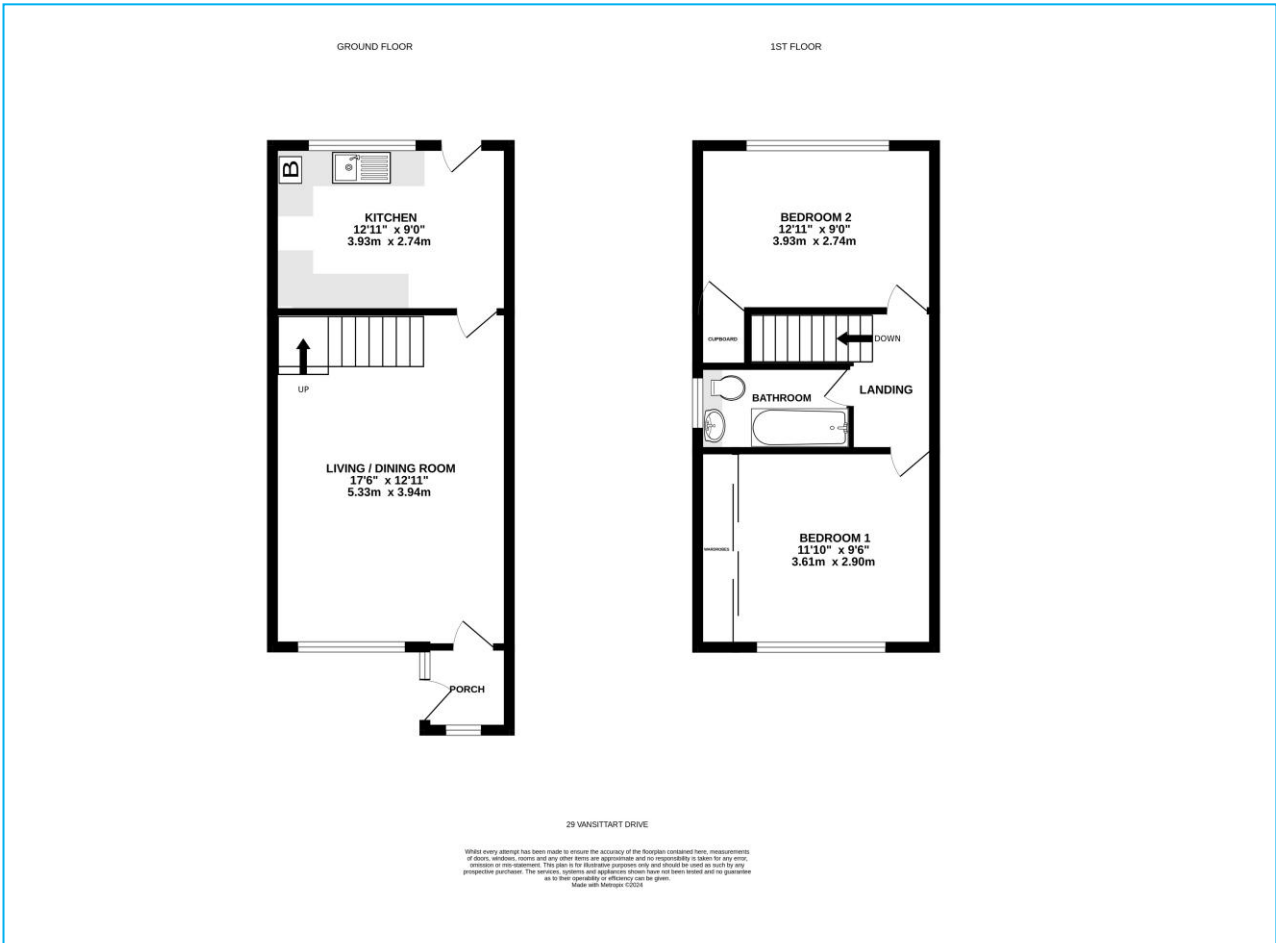
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

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

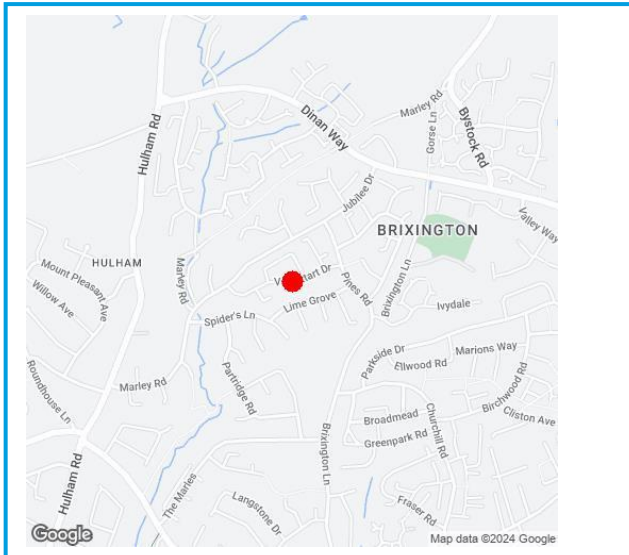




**Directions**

From our prominent Exmouth Town Centre office, turn right into Rolle Street, past The Strand Gardens, turning left at the first roundabout and right at the second into Marine Way. Proceed through 2 sets of traffic lights and turn right into Hulham Road. Proceed across the roundabout and take the next right into Marley Road. At the shops, turn right into Pines Road and first right into Vansittart Drive, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A	87
B	
C	73
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	



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