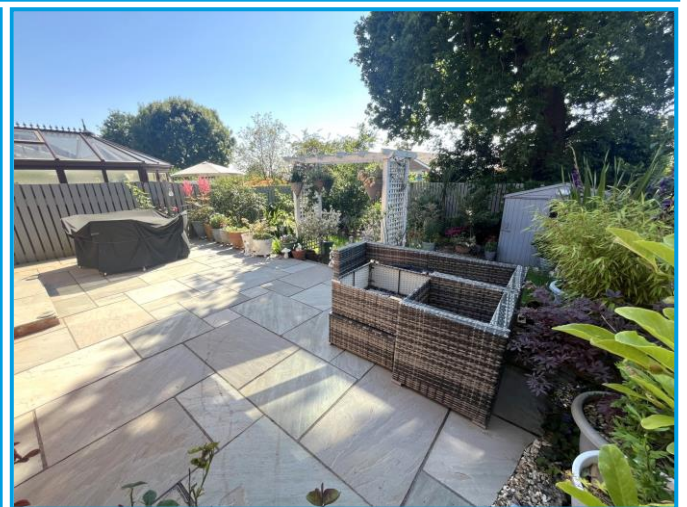
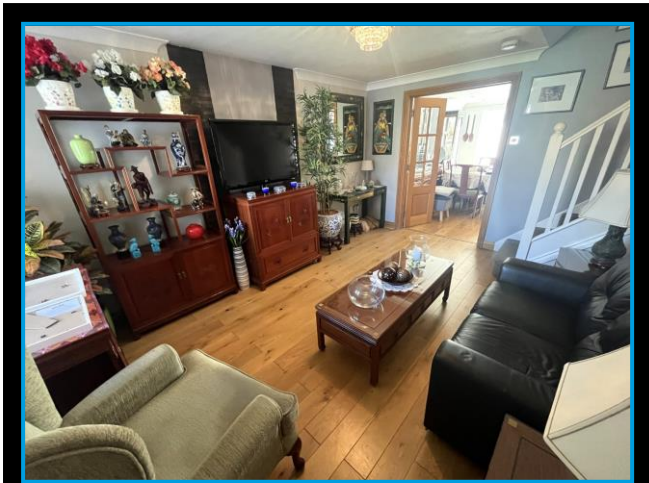


Guide Price £425,000
9 Cheriswood Avenue, Exmouth, EX8 4HG



- Extended Detached House In Popular Cul-De-Sac • Gas Central Heating & Double Glazing
- Ground Floor Cloakroom, Living Room • Extended Kitchen / Dining Room, Utility Room
- 3 First Floor Double Bedrooms • En - Suite Shower Room & Further Modern Fitted Shower Room
- Integral Garage And Driveway • Westerly Facing Rear Garden



Accommodation

Ground Floor

Step up to composite front entrance door, with outside lighting to side, leading to:

Entrance Porch

uPVC double glazed window to front. Radiator. Tiled flooring. Door leading to:

Living Room 14'2" (4.32m) x 10'11" (3.33m)

Window to front. Staircase rising to first floor. Radiator. Wooden flooring. Double doors leading to:

Kitchen / Dining Room 19'7" (5.97m) Max x 14'6" (4.42m) Max

uPVC double glazed French doors leading to rear garden, window to rear. Good range of cupboard and drawer storage units with Granite work surface and tiled splash back's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The Rangemaster cooker in situ is included in the sale, filter hood above. Integrated dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Wooden flooring. Inset ceiling lights. Open arch leading to:

Utility

Half obscure uPVC double glazed external door to side that leads to rear garden. Space and plumbing for washing machine. Roll edged work surface and wall mounted cupboard storage units. Wooden flooring. Door leading to:

Cloakroom

uPVC double glazed window to side. Modern fitted white suite of low level WC and wall mounted wash hand basin. Tiled splashback. Tiled flooring. Heated towel rail.

First Floor

Landing

uPVC double glazed window to side. Access to loft storage space via trap door with ladder. Useful linen storage cupboard. Smoke alarm. Doors leading to the 3 bedrooms and shower room.

Bedroom 1 14'8" (4.47m) Max x 9'10" (3m) Max

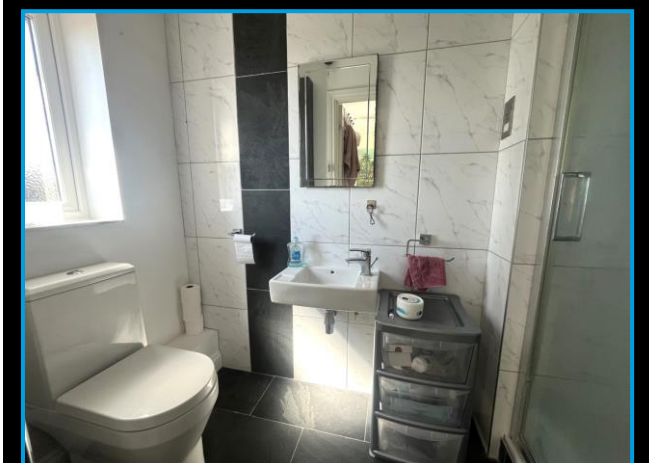
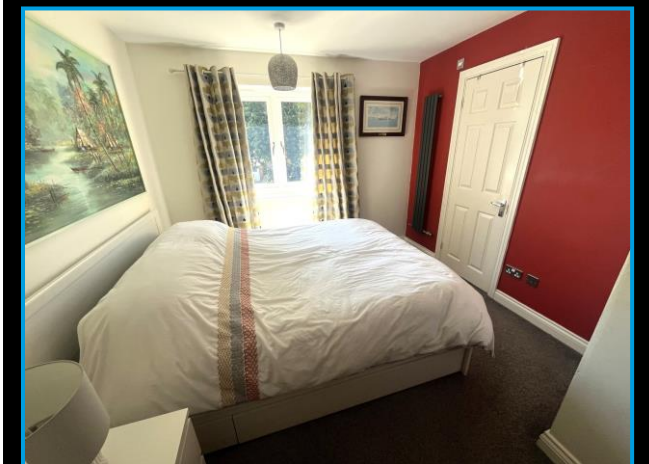
uPVC double glazed window to rear that gains far reaching views of the Exe Estuary and Haldon Hills. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to rear. White suite comprising shower cubicle with thermostatically controlled shower unit, low level WC and wall mounted wash hand basin. Tiled splashback's. Tiled floor. Heated towel rail. Extractor fan,

Bedroom 2 13'6" (4.11m) x 9'4" (2.84m)

uPVC double glazed window to front. Built - in double wardrobe. Radiator.





Bedroom 3 10'0" (3.05m) x 7'10" (2.39m)

uPVC double glazed window to front. Radiator.

Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite double shower tray with splash green thermostatically controlled shower units over including rainfall water head. Low level WC. Vanity wash hand basin. Splashback to walls. Heated towel rail. Waterproof, wood effect flooring. Inset ceiling lights. Extractor fan.

Externally

To the front of the property is the open plan Front Garden, which is laid mainly to lawn with shrub beds and borders, providing year round interest and colour. A driveway provides off parking and leads to:

Garage 16'4" (4.98m) x 8'3" (2.51m)

Up and over door to front. Power and light connected. Electric trip switch fuse box. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

Rear Garden

The property enjoys a Westerly facing rear garden, which has a patio area immediately adjacent to the property being ideal for outdoor dining and sitting during the fine weather. Steps then lead down to remainder of the garden, which is laid to lawn with various shrub and herbaceous beds and borders that provide year round interest and colour. Outside Power Point. Outside water tap. Outside lighting. Timber garden shed. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

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

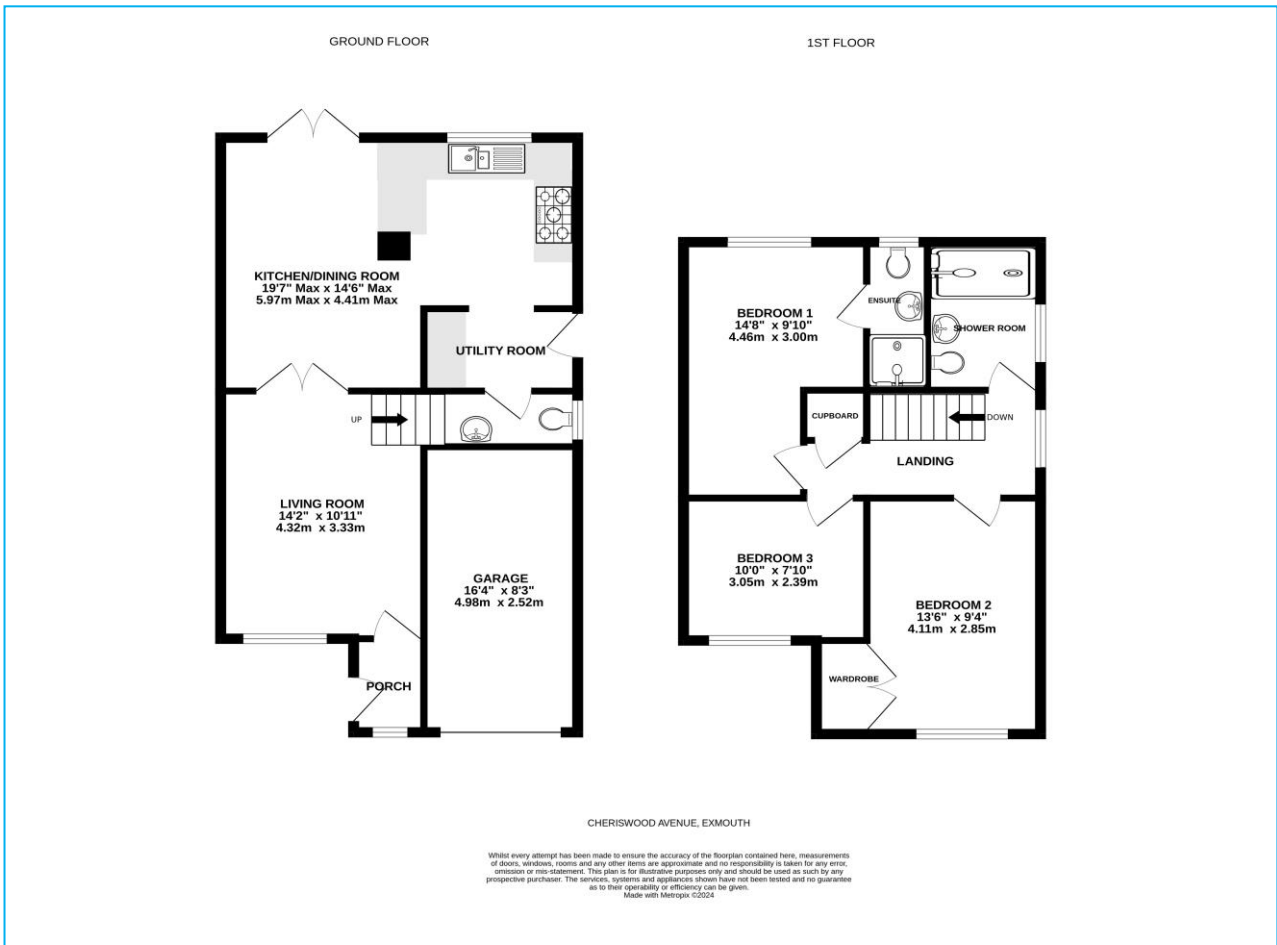
Mortgage Assistance

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

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

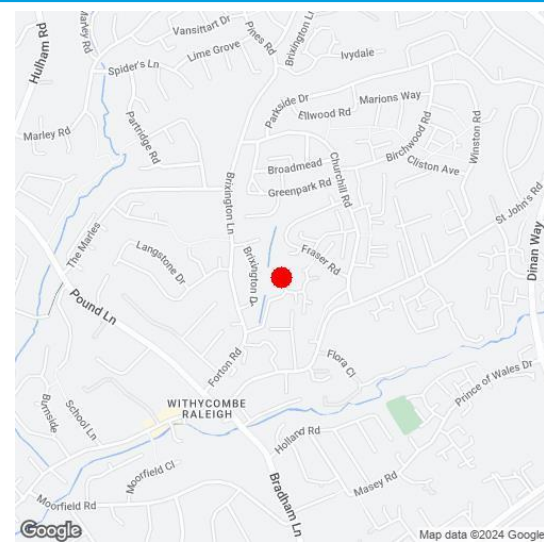




Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Turn right into Cheriswood Avenue. Follow the road to the left where the property will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
(Very energy efficient - lower running costs)			
A	(92-101)		83
B	(81-91)		
C	(69-80)		
D	(55-68)	63	
E	(39-54)		
F	(21-38)		
G	(1-20)		
(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

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.