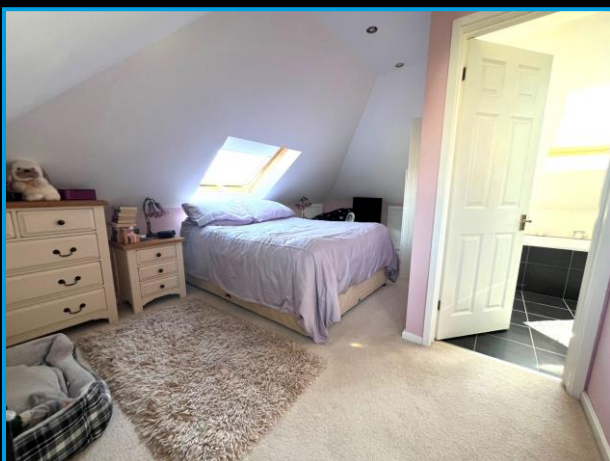


**Guide Price £450,000**  
**23 Bapton Lane, Exmouth, EX8 3JS**



- Updated 3 Double Bedroom Semi Detached Home
- Popular Residential Location
- Gas Central Heating & uPVC Double Glazing
- Living / Dining Room, Modern Fitted Kitchen
- 2 Ground Floor Double Bedrooms & Shower Room
- First Floor Double Bedroom & En - Suite Bathroom
- Mature, Corner Plot Gardens
- Garage & Driveway To Rear





## Accommodation

### Ground Floor

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

#### Entrance Hall

Useful linen storage cupboard. Radiator. Cupboard housing the electric meter. Smoke alarm. Open to inner hallway, doors leading to kitchen, shower room and:

### Living / Dining Room 22'9" (6.93m) Max x 14'4" (4.37m) Max

#### Living Area 14'4" (4.37m) x 10'11" (3.33m)

uPVC double glazed sliding patio doors leading to front garden gaining view towards the Sea. Focal point of fitted coal effect gas fire within a marble fireplace surround. Radiator. Open archway leading to:

#### Dining Area 11'4" (3.45m) x 8'2" (2.49m)

uPVC double glazed window to front. Radiator

#### Kitchen 13'9" (4.19m) x 9'3" (2.82m)

To cupboard doors. Windows to front. Obscure uPVC double glazed external door to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Built - in 5 ring gas hob with filter hood above and eye level electric oven to side. Integrated slimline dishwasher. Space and plumbing for washing machine. Space for freestanding fridge / freezer and microwave. Inset ceiling lights. Door leading to:

#### Bedroom 2 12'0" (3.66m) Into Recess x 11'1" (3.38m)

Window to front. Fitted triple wardrobe to 1 wall. Radiator.

#### Inner Hallway

Staircase rising to first floor. Door leading to:

#### Bedroom 3 10'11" (3.33m) x 9'5" (2.87m)

Window overlooking rear garden. Useful under stairs storage cupboard. Radiator.

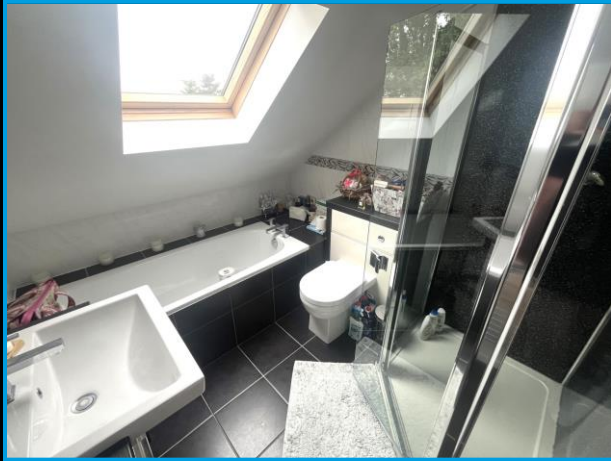
#### Shower Room

Obscure uPVC double glazed window to front. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit over, low level WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Extractor fan.

### First Floor

#### Landing

uPVC double glazed window to side. Smoke alarm. Door leading to:



### **Bedroom 1 16'6" (5.03m) x 11'3" (3.43m)**

Dual aspect having uPVC double glazed window to site and Velux window to front. Radiator. Fitted storage cupboards and access to eaves storage space. Inset ceiling lights. Part sloped ceilings. Door leading to:

### **En - Suite**

Velux window to front giving views over Exmouth with the Sea beyond. Modern fitted 4 piece white suite of panelled bath, corner shower cubicle with thermostatically controlled shower unit, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan. Inset ceiling lights.

### **Externally**

A feature of this property are the corner plot Gardens with the enclosed front and side gardens being laid mainly to lawn with shrub and herbaceous beds and borders that provides year round interest and colour. Timber panelled fenced boundaries. Outside water tap. Outside Power Point. Front and rear pedestrian access via garden gates.

There is a level, enclosed and private Courtyard style rear garden that's laid to patio, being ideal for outdoor dining and sitting during the fine weather. Outside lighting. To the rear of the property, a driveway provides off-road parking and leads to:

### **Detached Garage 18'5" (5.61m) x 9'0" (2.74m)**

Up and over door to front. uPVC double glazed personal door leading to rear garden with uPVC double glazed window adjacent. Power and light connected.

### **Tenure**

The property is FREEHOLD

### **Services**

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

### **Mortgage Assistance**

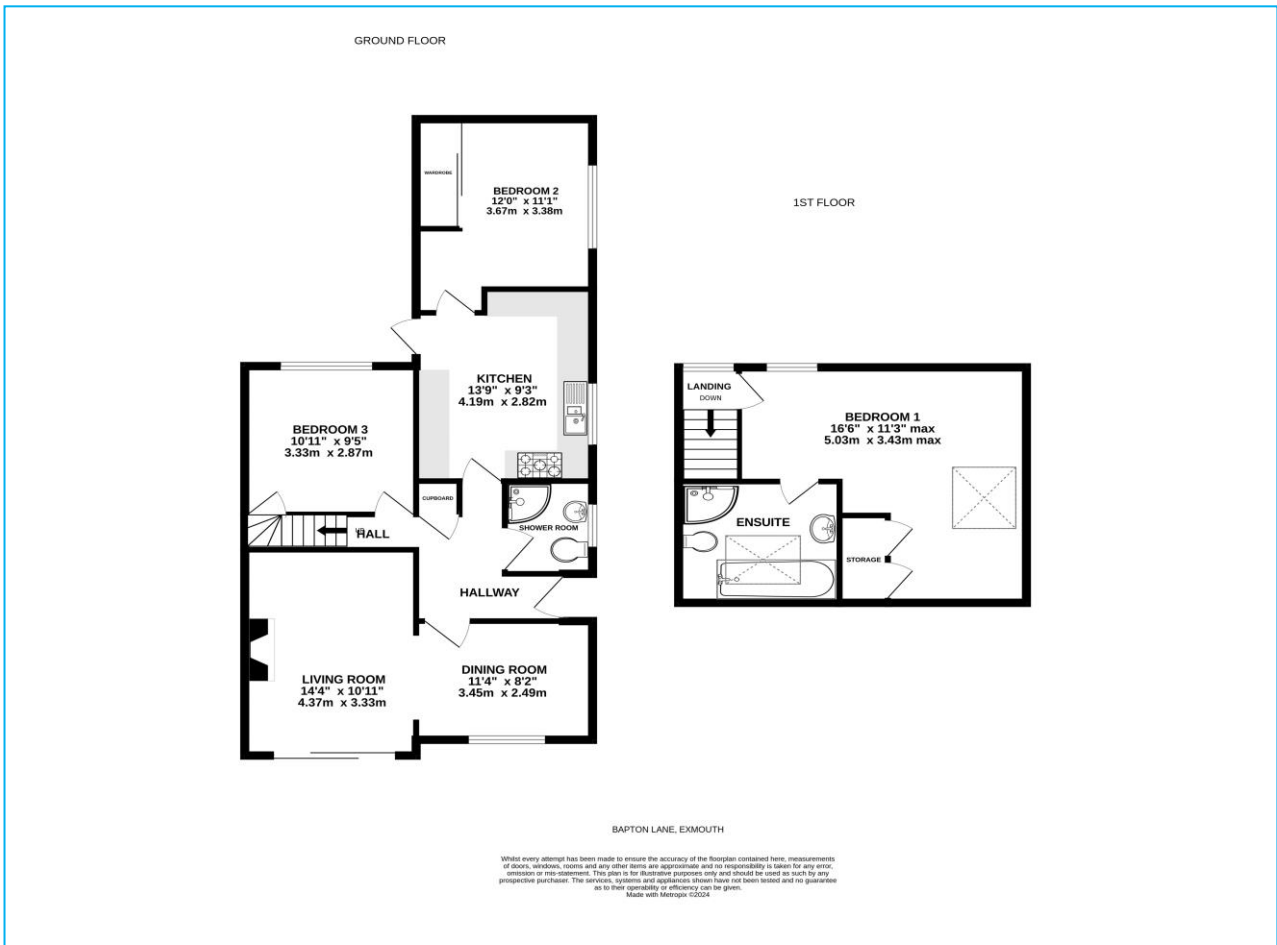
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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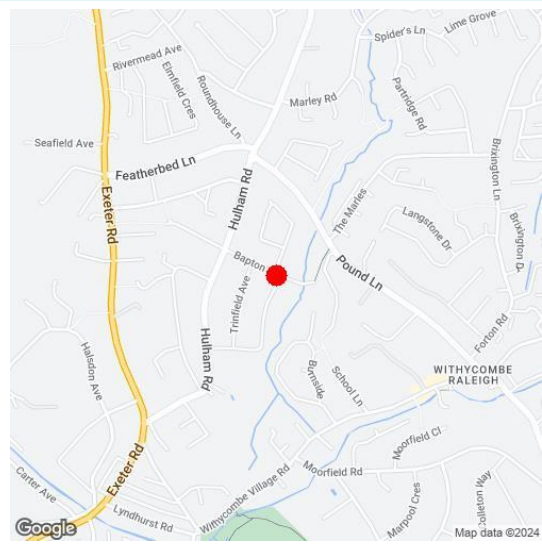




**Directions**

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 2nd right hand turn into Bapton Lane. The property will be found on the corner with Bapton Close, on the left hand side.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
66	84
Not energy efficient - higher running costs	
England & Wales E.U. Directive 2002/91/EC	



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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.