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LINKS
ESTATE AGENTS

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Guide Price £279,950
94 The Marles, Exmouth, EX8 4NU



- Immaculate Semi Detached Bungalow • Gas Central Heating & Double Glazing
- Living Room with Access To Rear garden • Modern Fitted Kitchen With Views Over Exmouth
- 2 Double Bedrooms & Walk - In Wardrobe • Modern Fitted Bathroom • Terraced Front & Rear Gardens
- Garage, Exe Estuary Views from Rear Garden



Accommodation

Step up to composite front entrance door, beneath storm porch, leading to:

Kitchen 11'9" (3.58m) x 8'10" (2.69m)

Dual aspect having uPVC double glazed window to side and uPVC double glazed window to front that gains views over Exmouth. Good range of modern fitted cupboard and drawer storage units with Granite work surfaces and tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The Range style gas cooker in situ is included in the sale, filter hood above. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Wooden flooring. Open arch leading to:

Inner Hallway

Access to insulated and part boarded loft space, via trap door with ladder, that also has the gas fired Combi boiler that supplies the central heating and domestic hot water. Useful walk - in storage cupboard/wardrobe. Wooden flooring. Doors leading to both bedrooms, bathroom and:

Living Room 13'5" (4.09m) x 10'7" (3.23m)

uPVC double glazed sliding patio doors leading to rear garden. Radiator. Wooden flooring.

Bedroom 1 10'1" (3.07m) x 9'0" (2.74m) Plus Recess

uPVC double glazed window to front gaining views over Exmouth. Radiator. Wooden flooring.

Bedroom 2 10'0" (3.05m) x 8'10" (2.69m)

uPVC double glazed window to rear. Radiator. Wooden flooring.

Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including Rainfall waterhead. lay level WC and pedestal wash and basin. Fully tiled walls and floor. Heated towel rail.

Externally

The terraced and landscaped Front Garden has ease of maintenance in mind, being laid mainly to shingle with steps and pathway leading up to the front entrance door. Outside meter boxes. Timber garden gate gives access to the rear garden and front entrance door.





Rear Garden

As with the front garden, the terraced Rear Garden also has ease of maintenance in mind. There is a private patio area immediately adjacent the property which is ideal for outdoor dining and sitting during the fine weather. Steps then lead up to the remainder of the Gardens, which includes a decking area to the top again being an ideal for outdoor dining and sitting space, but also gains far reaching Exe Estuary and Haldon Hill views. The remainder of the gardens are then laid to Artificial grass and shingle. Outside water tap. Outside lighting. Timber panelled fencing and brick wall boundaries. A timber gate gives rear pedestrian access and also leads to:

Garage 16'0" (4.88m) x 7'9" (2.36m)

Situated within a block. Up and over door to front.

Tenure

The property is FREEHOLD

Services

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

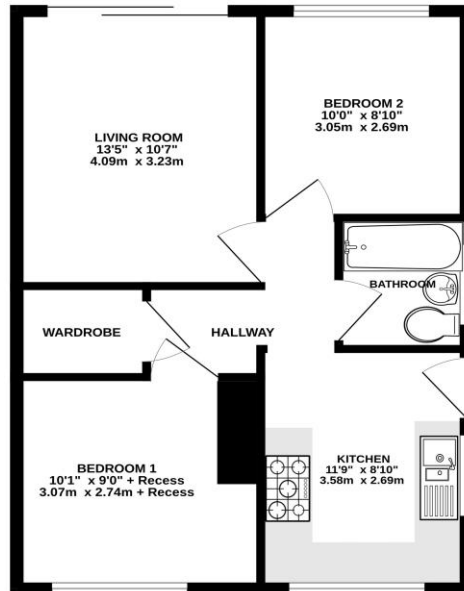
Mortgage Assistance

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)

GROUND FLOOR



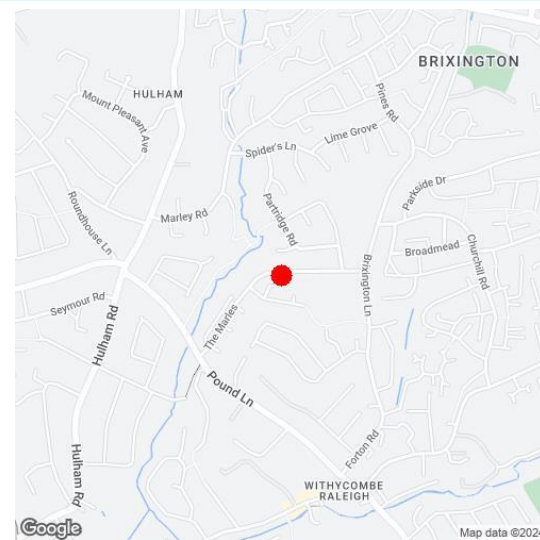
THE MARLES, EXMOUTH

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Directions

From our prominent Town Centre office, proceed down Rolle Street turning left at the first roundabout and right at the second, past the Train Station, into Marine Way. Continue through 2 sets of traffic lights and take a right hand turning into Hulham Road signposted Ottery St Mary. Continue up Hulham Road until you reach a mini roundabout and turn right into Pound Lane. Take the second left into The Marles, where the property can 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	
(92-100) A	B8
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-10) G	
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.