

01395 222350

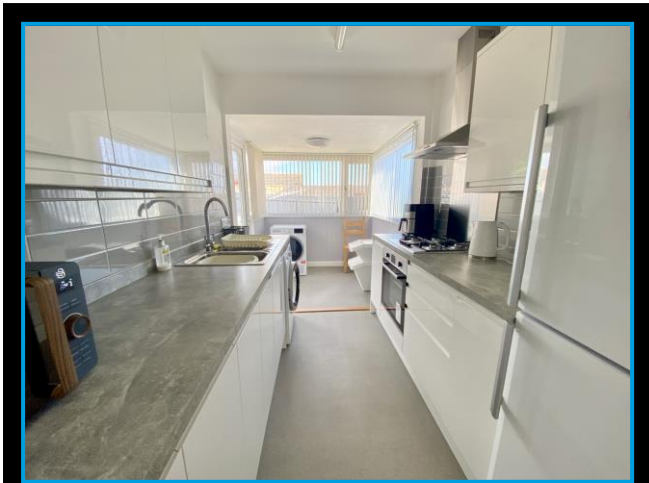
LINKS
ESTATE AGENTS

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www.linksestateagents.co.uk

Guide Price £279,950
3 Parson Close, Exmouth, EX8 4HY



- An Immaculate 2 Double Bedroom Bungalow • Recently Modernised To A High Standard
- Popular Small Cul-De-Sac • Bright Lounge/Dining Room • Modern Refitted Kitchen/Breakfast Room • Modern Refitted Bathroom/WC • Gas Central Heating And Double Glazing
- Easy To Maintain Patio Garden And Off Road Parking



Accommodation

Composite entrance door with side panel window to:

Entrance Porch

Double glazed windows. Storage cupboard. Inner door to:

Lounge/Dining Room 17'3" (5.26m) x 12'9" (3.89m)

A bright room with double glazed window to the front. 2 Radiators. TV aerial point. 4 wall light points. Glazed door to the inner hall and opening to:

Kitchen/Breakfast Room 15'6" (4.72m) x 6'11" (2.11m)

Refitted with a modern range of base cupboard and drawer units with eye level units over. Worktop surfaces with inset one and a half bowl sink unit. Tiled splash backs. Integrated electric oven. Inset 4 ring gas hob with stainless steel splash back and chimney style cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Space for a small table and chairs. Double glazed door and double glazed window overlooking the rear garden.

Inner Hall

Doors to:

Bedroom 1 12'4" (3.76m) x 9'7" (2.92m)

2 Double glazed windows to the front. Radiator. TV aerial point. Built-in mirror fronted wardrobe/storage cupboard.

Bedroom 2 11'2" (3.4m) x 9'8" (2.95m)

Double glazed window to the rear. Radiator. Double glazed French doors opening onto the rear patio garden.

Bathroom/WC

Double glazed window to the rear. Refitted with a modern white suite comprising shaped shower bath with built-in shower over. Wash hand basin with cupboard below. Mirror Over. Close-coupled WC. Heated towel rail. Tiled walls and floor. Hatch to roof space. Built-in cupboard housing Vaillant gas fired combi boiler supplying domestic hot water and central heating.

Externally

Rear Garden

To the rear of the property is an enclosed patio style garden which has been paved with ease of maintenance in mind. Outside security light. Water tap. Pedestrian gate to the rear.

Parking

The front are of the property has been paved and provides off road parking.

Tenure

The property is FREEHOLD

Services

All mains services are connected. 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

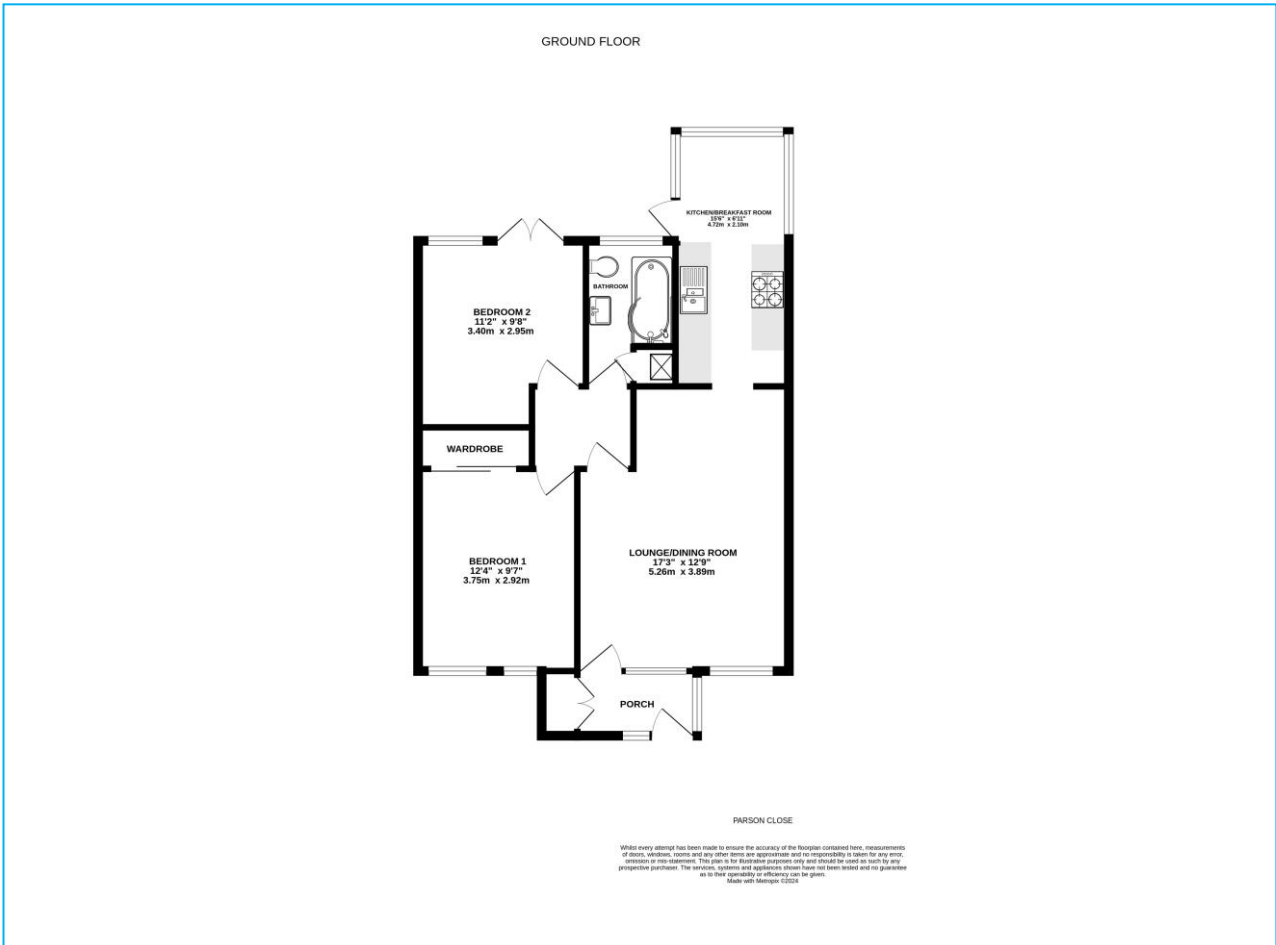
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

Please note these are draft particulars and are awaiting vendors verification.

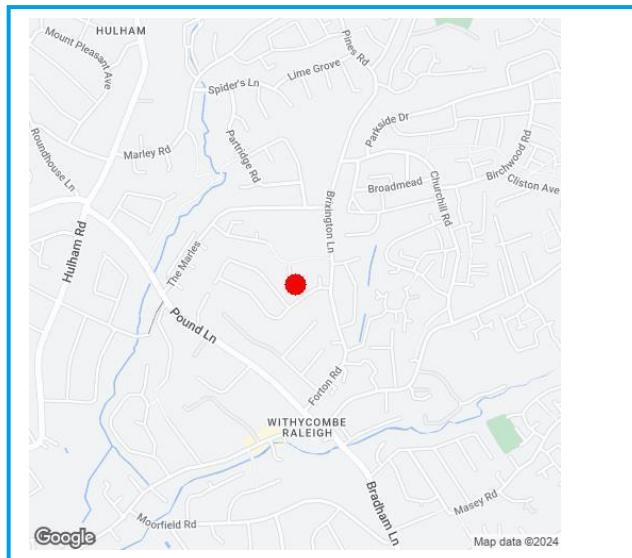




Directions

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 and then onto Brixington Lane. Turn 3rd left into Langstone Drive and second right into Parson Close where the property can be found on the right hand side.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-101)	67 → 85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
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.