

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £390,000**  
**48 Capel Lane, Exmouth, EX8 2PW**



- 2 Double Bedroom Detached Bungalow • Gas Centrally Heated and uPVC Double Glazed • Entrance Hall & Living Room • Modern Fitted Kitchen / Breakfast Room, Utility Room & WC • Fantastic Sun Room Extension With Pitched Roof • Modern Fitted Bathroom • Off Road Parking & Single Garage • Large, Attractive Garden To Rear



Step up to a composite front entrance door with an inset, satin obscure window and matching window to side, courtesy lighting above, leading to:

#### Ground Floor

##### Entrance Porch

Vinyl flooring. Obscure multi glazed door leading through to:

##### Entrance Hall

Staircase rising to the first floor. Vinyl flooring. Radiator. Smoke alarm. Useful storage cupboard. Doors leading to both bedrooms, bathroom, kitchen / breakfast room and:

##### Living Room 13'11" (4.24m) x 11'11" (3.63m) Max

Window to front. Radiator. Smoke alarm.

##### Kitchen / Breakfast Room 13'11" (4.24m) x 8'11" (2.72m)

Window to rear and bi-folding glazed doors leading out to the sunroom. Range of modern fitted floor standing and wall mounted cupboard and drawer work surfaces with roll edged work surfaces and tiled splash backs above. Stainless steel single bowl sink and drainer unit with a mixer tap above. Built in electric halogen hob with extractor hood above. Built in, eye level, double electric oven and grill. Radiator. Two useful full height storage cupboards. Ample spaces for a breakfast table and chairs if required. Vinyl flooring. Obscure multi pane glazed door leading to the utility room and bi-folding door opening through to:

##### Sun Room 15'4" (4.67m) x 11'7" (3.53m)

A fantastic addition to the property that comprises of uPVC double glazed windows to both sides and the rear with a large sliding door providing views of and access to the attractive rear garden. Pitched and tiled roof that provides a vaulted ceiling with skylight windows. Inset ceiling lights. Vinyl flooring. Smoke alarm.

##### Utility Room 8'0" (2.44m) x 5'3" (1.6m)

Window to side. Built in our L shaped work surfaces that provides space and plumbing below for a washing machine and slim line dishwasher. Further space for a tumble dryer. Stainless steel single sink with small drainer unit and mixer tap above. Wall mounted storage cupboards. Space for a free standing fridge freezer. Radiator. Vinyl flooring. Access to small loft space. Leading to.

##### WC

Window to rear. Modern fitted white suite comprising of a low level WC. Pedestal wash hand basin with tiled splash backs above. Vinyl flooring. Radiator. Wall mounted gas fired combination boiler that supplies the gas central heating and domestic water.

##### Bedroom 1 11'11" (3.63m) x 9'11" (3.02m)

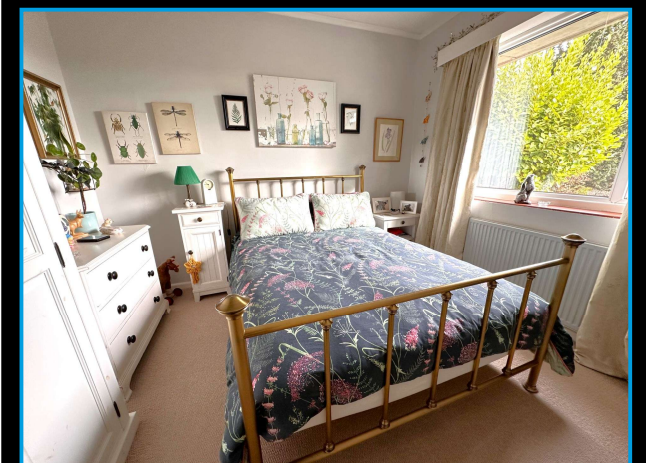
Window to front. Radiator.

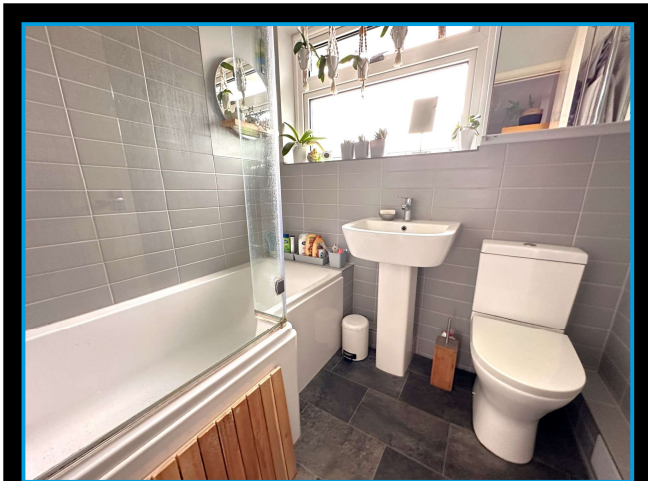
##### Bedroom 2 10'5" (3.18m) x 9'11" (3.02m)

Window to rear. Radiator.

##### Bathroom

Obscure glaze window to rear. Modern fitted white suite comprising of a P shaped bath that has tiled splash backs to ceiling height, splash screen and an electric shower unit above. Low level WC. Pedestal wash hand basin. Wall mounted heated towel rail. Wall mounted medicine cabinet with mirrored doors. Extractor fan. Vinyl flooring.





## First Floor

### Useful Attic Room 30'5" (9.27m) Max x 11'2" (3.4m) Max

A fantastic space that could be utilised for a variety of uses. Far reaching views from the 4 x Velux windows to rear with open countryside views. Radiator. Access to eaves storage. Smoke alarm. Exposed brick chimney stack. Part sloped ceilings.

## Externally

### Front Of Property

The front of the property is predominately laid to a block paved driveway that has two entrances and allows for off road parking comfortably for 3 motor vehicles. Shrub bed border to the front of the property and to the front boundary. Dwarf brick wall and evergreen boundaries. Pedestrian access to the side of property via a timber garden gate. The block driveway provides access to:

### Single Garage

Up and over door to front. Single glazed window to rear. Wall mounted gas and electric metres. Wall mounted electric trip switch fuse box. Power and light connected. Door leading to:

### Potting Shed 8'7" (2.62m) x 6'2" (1.88m)

Obscure single window to rear. Door leading to:

### Rear Garden

The rear of the property is a fantastic, fully enclosed garden that is well stocked with a range of mature plants, shrubs and trees and is a haven for wildlife. The property enjoys a paved patio laid adjacent to the rear of the property, providing the ideal area for outdoor dining and sitting during fine weather. The remainder of the garden is then predominantly laid to a level lawn with various, well stocked shrub beds, trees, fruit trees. Vegetable garden area. Pond. Greenhouse. Timber fencing to all sides. Front pedestrian access via a garden gate to the side of the property. Outside water tap.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected, Council Tax Band D. 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

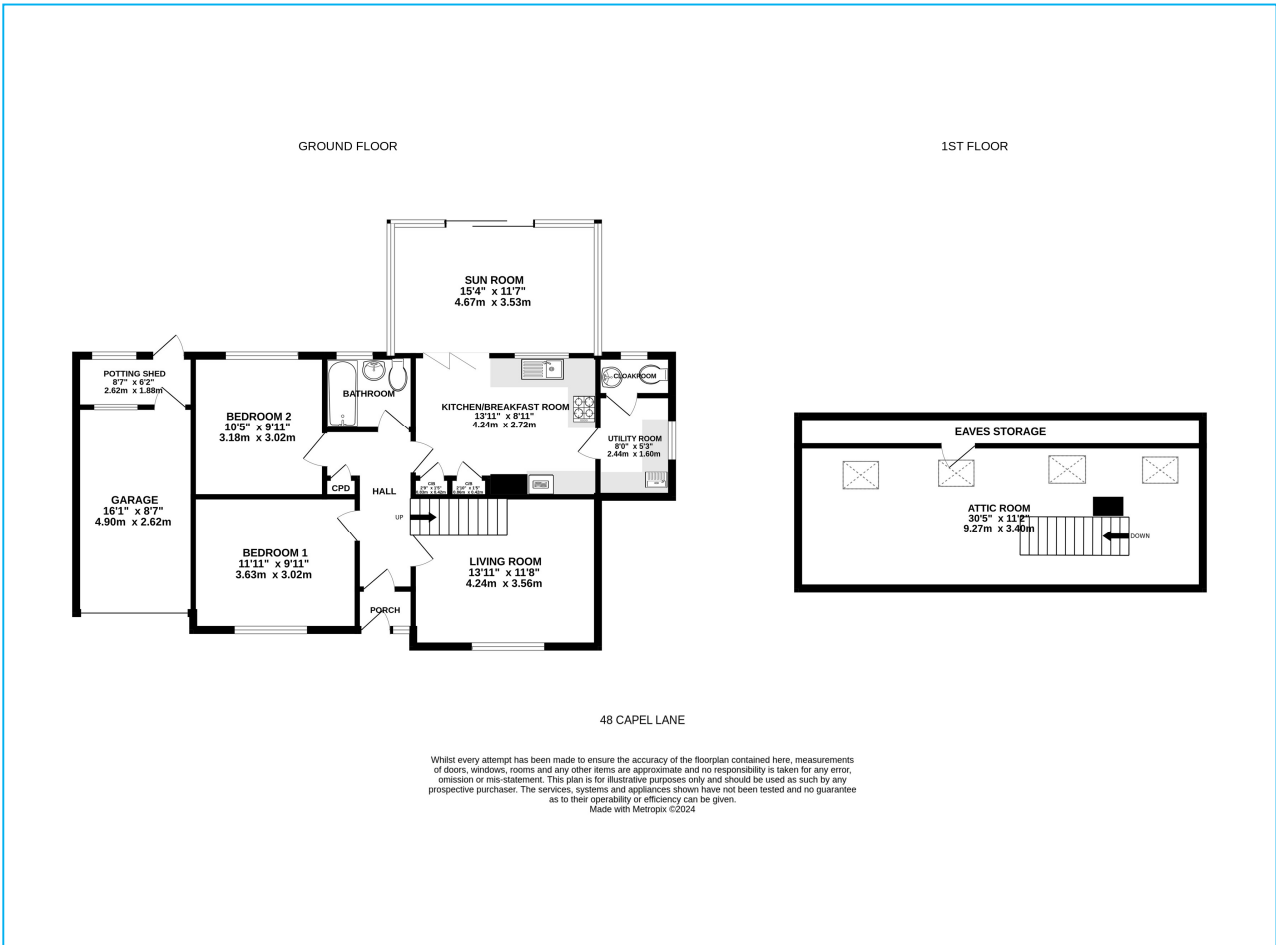
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

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



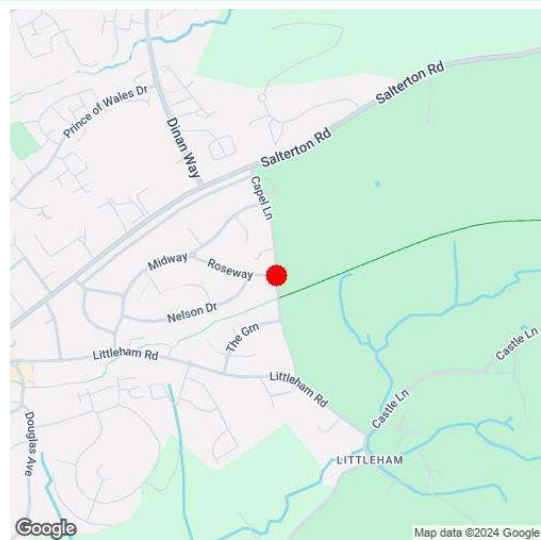


**Directions**

From our prominent Town Centre office, head up Rolle Street/Rolle Road and turn left at the roundabout onto Salterton Road. Proceed out of town along Salterton Road. After passing Tesco on the left, proceed through the traffic lights, turning next right onto Capel Lane, where the property will be found on the left hand side, clearly identified by our for sale sign.

Energy Efficiency Rating	
Current	Potential
70	86

A Very energy efficient - lower running costs  
 B  
 C  
 D  
 E  
 F  
 G Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC



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 TEL: 01395 222350 Email: 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.