

01395 222350

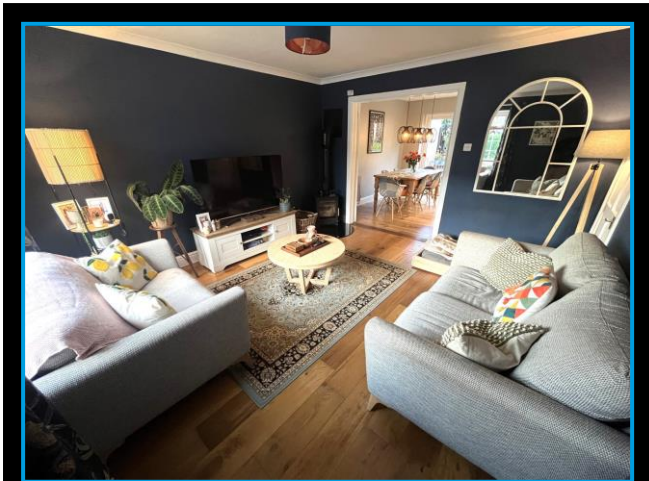
LINKS
ESTATE AGENTS

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Guide Price £330,000
29 Rowlstone Close, Exmouth, EX8 5PH



- Immaculate Semi Detached House • Gas Central Heating & uPVC Double Glazing
- Living Room With Log Burner • Modern Fitted Kitchen / Dining Room • 3 Bedrooms, All Having Fitted Storage • Modern Fitted Bathroom Including Shower Over The Bath • Good Sized & Private Rear Garden, Garage & Driveway • Handy For Shops, Doctors, Primary School & Bus Stops



Accommodation

Ground Floor

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

Entrance Hall

Obscure uPVC double glazed window to side. Radiator. Staircase rising to first floor. Smoke alarm. Wooden flooring. Door leading to:

Living Room 13'2" (4.01m) x 12'4" (3.76m)

uPVC double glazed window to front. Useful under stairs storage cupboard. Focal point of fitted log burner on a glass hearth. Wooden flooring. Double doors leading to:

Kitchen / Dining Room 15'8" (4.78m) x 10'10" (3.3m)

Dual aspect having uPVC double glazed window to side and uPVC double glazed French doors leading to rear garden. Good range of modern fitted cupboard and drawer storage unit with wooden work surfaces and matching up stands. Belfast sink with mixer tap and ceramic draining board. Built - in 4 ring gas hob with double electric oven and grill below with filter hood above. Integrated fridge, freezer and wine cooler. Space and plumbing for dishwasher and washing machine. Radiator. Wooden flooring. Inset ceiling lights. Cupboard housing, the gas fired Combi boiler that supplies the central heating and domestic hot water.

First Floor

Landing

uPVC double glazed window to side. Access to loft space, via trap door with ladder. Smoke alarm. Wall mounted central heating thermostat. Doors leading to:

Bedroom 1 13'5" (4.09m) x 8'10" (2.69m)

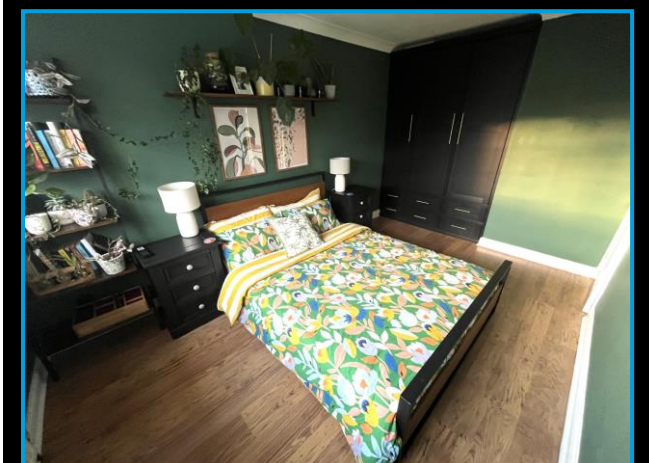
uPVC double glazed window to front. Fitted triple wardrobe and drawer storage unit. Radiator. Laminate flooring.

Bedroom 2 9'10" (3m) x 9'2" (2.79m)

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

Bedroom 3 9'11" (3.02m) Into Recess x 6'5" (1.96m)

uPVC double glazed window to side. Useful bulkhead storage cupboard. Radiator.





Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Wooden flooring. Inset ceiling lights.

Externally

The property enjoys larger than average and level, corner plot gardens. The level Front Garden is laid mainly to lawn, with a shrub bed border and a brick paved pathway to the side leading to the front entrance door. Outside meter boxes. A driveway provides off road parking and lead to:

Detached Garage 17'6" (5.33m) x 8'3" (2.51m)

Up and over door to front. uPVC double glazed external door to rear leading to rear garden. Power and light connected.

Rear Garden

The property enjoys a larger than average, private and enclosed, corner plot rear garden which has a decking area immediately adjacent the property, with a brick paved patio area to the side, both being ideal for outdoor dining and sitting during the fine weather. Steps then lead up to remainder of the garden which is laid to lawn, with a shrub bed border that provides year round interest and colour. Log store. Outside water tap. Timber panelled fenced boundaries. Timber garden shed. Front pedestrian access to side 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 C

Mortgage Assistance

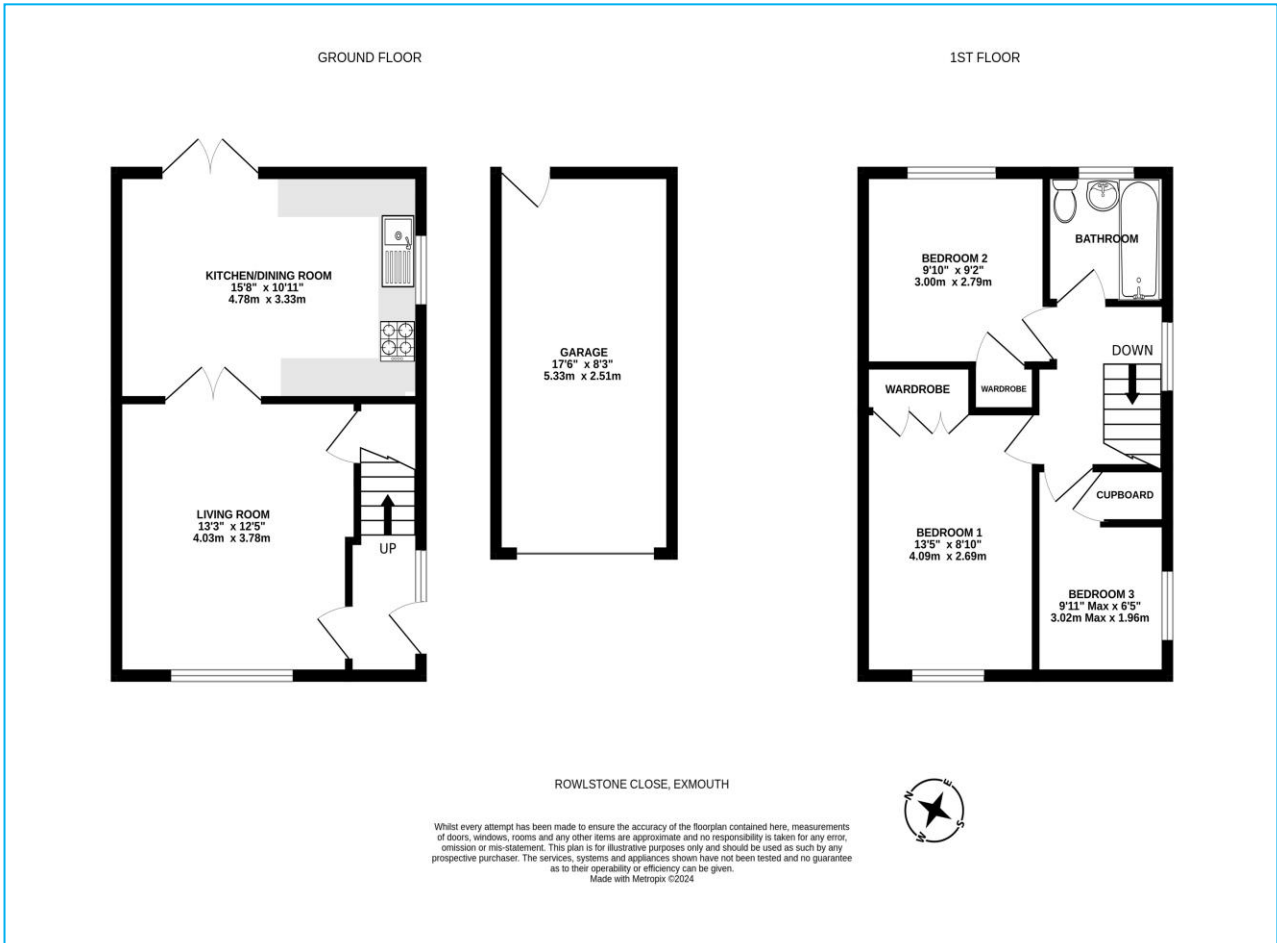
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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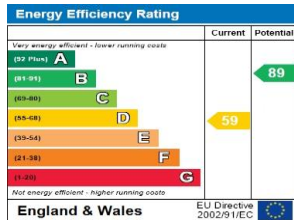
Agents Note

These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Continue into Jubilee Drive and turn left into Rowlstone Close, where the property will be found immediately on the right hand side, clearly identified by our For Sale board.



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.