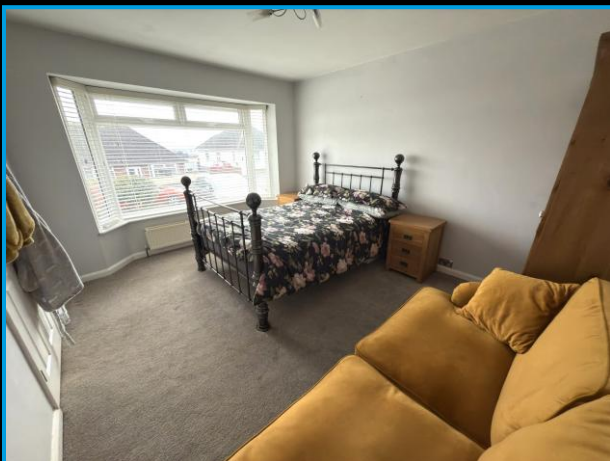


**Offers in Excess of £350,000**  
**13 Willow Avenue, Exmouth, EX8 4QS**



- Well Presented Semi Detached Chalet Style Bungalow • Far Reaching Exe Estuary, Haldon Hill, Sea & Coastline Views • Gas Central Heating & Double Glazing • First Floor Living Room Gaining Those Views • Dining Room & Kitchen • 2 Double Bedrooms & Modern Fitted Shower Room
- Garage, Driveway & Good Sized Rear Garden • NO ONWARD CHAIN





## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door leading to:

#### Entrance Porch

Hardwood door, with obscure glazed pane to side, leading to:

#### Entrance Hall

Radiator. Smoke alarm. Wall mounted central heating thermostat. Cupboard housing the electric meter and trip switch fuse box. Doors leading to dining room, both bedrooms and shower room, open to kitchen.

#### Dining Room 12'5" (3.78m) x 9'8" (2.95m)

uPVC double glazed window to rear. Radiator. Staircase rising to first floor. Smoke alarm.

#### Kitchen 10'4" (3.15m) x 9'7" (2.92m)

Obscure uPVC double glazed external door leading to rear garden with uPVC double glazed window to side. Cupboard and drawer storage units with roll edged work surface and ceramic tiled splashback's. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob. Space and plumbing for washing machine and slimline dishwasher. Further space under the worktop for fridge etc. Radiator. Useful pantry. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Exposed floorboards.

#### Bedroom 1 14'6" (4.42m) Into Bay x 10'11" (3.33m)

Walk - in uPVC double glazed bay window to front gaining Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Radiator.

#### Bedroom 2 10'10" (3.3m) x 9'11" (3.02m)

uPVC double glazed bay window to front gaining Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Radiator.

#### Shower Room

Obscure uPVC double glazed window to rear. Modern fitted white suite of walk - in shower with thermostatically controlled shower unit, including rainfall water head, low level WC and wall mounted wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan.



## First Floor

### Living Room 22'0" (6.71m) x 15'5" (4.7m)

dual aspect having Velux window to side and 4 Velux windows to front that gain far reaching Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Radiator. Smoke alarm. Inset ceiling lights.

### Externally

The Front Garden is laid mainly to lawn with shrub bed borders. A driveway provides off road parking with a footpath then leading to the front entrance door. The driveway then leads to:

### Garage 16'5" (5m) x 8'5" (2.57m)

Up and over door to front. Window to rear. Power and light connected.

### Rear Garden

The property has a good sized and enclosed Rear Garden where, from the kitchen door, there is a small patio area. Steps then lead up to the remainder of the garden, which is laid mainly to lawn, with shrub bed borders that provide year round interest and colour. Raised decking area to the rear with outside power points. Timber panelled fenced boundaries. Outside water tap. Front pedestrian access to side of property via timber garden gates.

### 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 The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

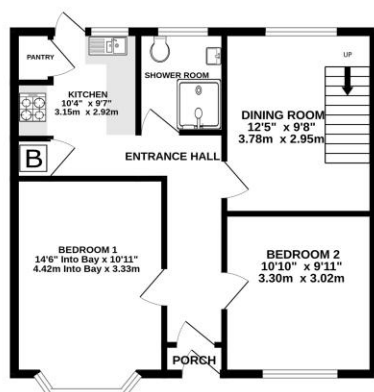
### Agents Note

These are draft particulars and are awaiting vendors verification

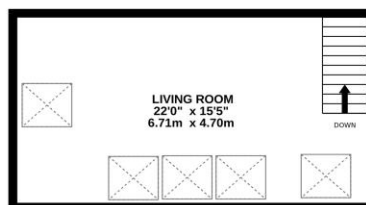




GROUND FLOOR



1ST FLOOR



WILLOW AVENUE, EXMOUTH

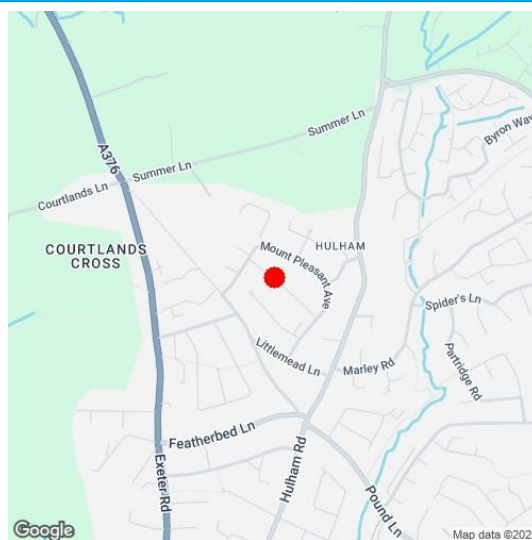
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025

### Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout as if heading out of town. Take the second left into Woodlands Drive. Turn left into Mount Pleasant Avenue and right into Willow Avenue, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>		35
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](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.