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LINKS
ESTATE AGENTS

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Offer in Excess of £450,000
75 Ashleigh Road, Exmouth, EX8 2JZ



• Deceptively Spacious 4 Double Bedroom Detached Property • Modernised And Refurbished Accommodation • Gas Central Heating & Double Glazing • First Floor: Open Plan Living Room & Modern Fitted Kitchen • First Floor Bedroom & Modern Fitted Cloakroom • 3 Ground Floor Bedrooms, Conservatory & Shower Room • Garage, Driveway & Gardens • Handy For Town, Schools & On A Bus Route



Description

Having been updated by the current vendors is an opportunity to purchase this deceptively spacious, reverse level, 4 double bedroom detached house with a level rear garden, garage and driveway. This gas centrally heated (combi boiler) and uPVC double glazed property comprises, on the first floor, of a modern fitted cloakroom, modern fitted kitchen with appliances, dual aspect living / dining room and double bedroom. A stair case then leads down to the ground floor which has 3 further double bedrooms, uPVC double glazed conservatory and shower room. There is a single garage, driveway parking and a level rear garden. Situated in a popular residential location that is on a bus route and is handy for town, schools and Phear Park, an appointment to view is strongly advised.

First Floor Level

uPVC double glazed front entrance door leading to:

Entrance Porch

Window to side. Useful storage alcove with power connected. Glazed door leading to:

Entrance Hall

Stairs leading down to the ground floor level. Radiator. High level electric trip switch fuse box. Laminate flooring. Smoke alarm. Access to insulated loft space. Open to kitchen, doors to bedroom and:

Cloakroom

Obscure glazed window to side. Newly fitted white suite of low level WC and wall mounted wash hand basin.

Open Plan Living / Dining / Kitchen 26'3" (8m) Max x 16'0" (4.88m) Max

Kitchen / Dining Area 15'8" (4.78m) x 10'2" (3.1m)

Dual aspect having uPVC double glazed windows to front and side (fitted April 2024). Good range of newly fitted cupboard and drawer storage units with roll edged work surfaces and upstands. Stainless steel single sink and drainer unit with mixer tap. 4 ring gas hob with electric oven below and filter hood above. Integrated dishwasher, washing machine, fridge and freezer. Concealed gas fired combi boiler supplying the central heating and domestic hot water. TV point. Telephone point. Inset ceiling lights. laminate flooring. Open to living area and door leading to:

Side Porch

uPVC double glazed external door to the front, window to side and window to rear.

Living Area 15'11" (4.85m) x 10'10" (3.3m)

Dual aspect having uPVC double glazed window to rear with an open outlook and window to side (both fitted April 2024). Radiator. TV point.

Bedroom 4 10'6" (3.2m) x 9'2" (2.79m)

uPVC double glazed window to rear with open outlook (fitted April 2024). Radiator.

Ground Floor

Hallway

Radiator. Useful storage cupboard with radiator and slatted shelving. Smoke alarm. Doors leading to bedrooms and shower room:



Bedroom 1 14'3" (4.34m) x 9'3" (2.82m)

Large fully opening uPVC double glazed window giving access to the garden (fitted April 2024). Radiator. Open to useful dressing room. Further useful storage recess.

Bedroom 2 11'7" (3.53m) x 8'11" (2.72m)

Radiator. TV point. uPVC double glazed sliding patio doors leading to:

Conservatory 10'11" (3.33m) x 7'4" (2.24m)

uPVC double glazed windows to 3 sides on rendered brick wall. Radiator. uPVC double glazed sliding patio doors leading to the rear garden. Laminate flooring. Power points.

Bedroom 3 13'9" (4.19m) x 9'0" (2.74m)

uPVC double glazed window to rear (fitted August 2024). Radiator.



Shower Room

Obscure glazed window to rear. White suite comprising corner shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Heated towel rail. Shaver point. Fully tiled walls and floor.

Externally

The Front Garden has been designed with ease of maintenance in mind and provides privacy. It comprises decked and faux grass areas with a pathway leading to the front entrance door. Outside water tap. A driveway provides off road parking and leads to:

Garage 18'10" (5.74m) x 9'2" (2.79m)

Up and over door to front. Window to side. Work bench Electric meter box. Power and light. New roof 2022.



Rear Garden

The enclosed and level Rear Garden has a patio area adjacent to the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub bed border to the rear. Timber fenced boundaries. Timber garden shed. Front pedestrian access to side of property.

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

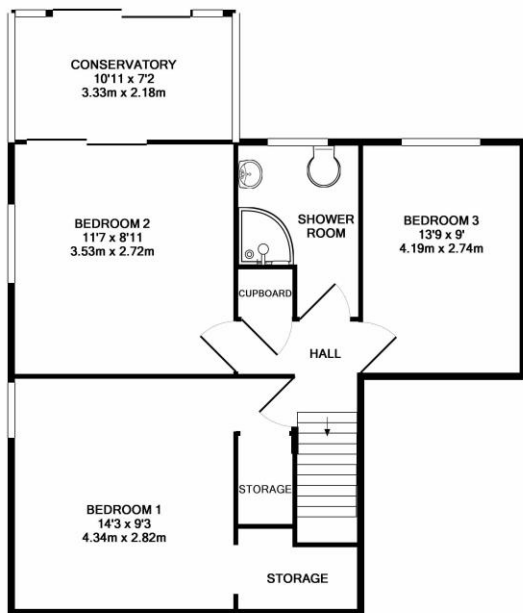
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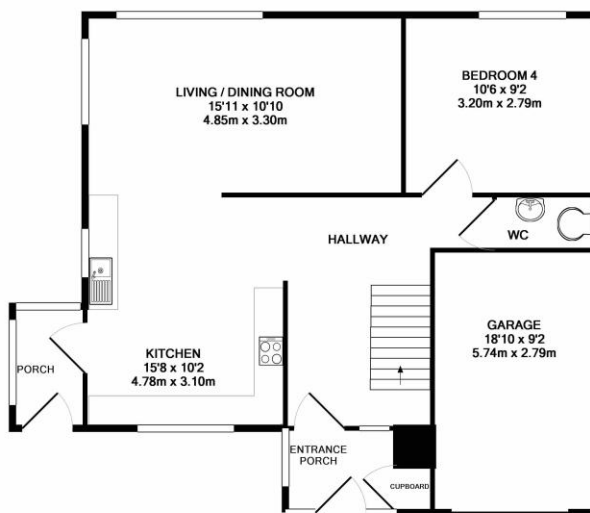
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GROUND FLOOR



1ST FLOOR

ASHLEIGH ROAD, EXMOUTH

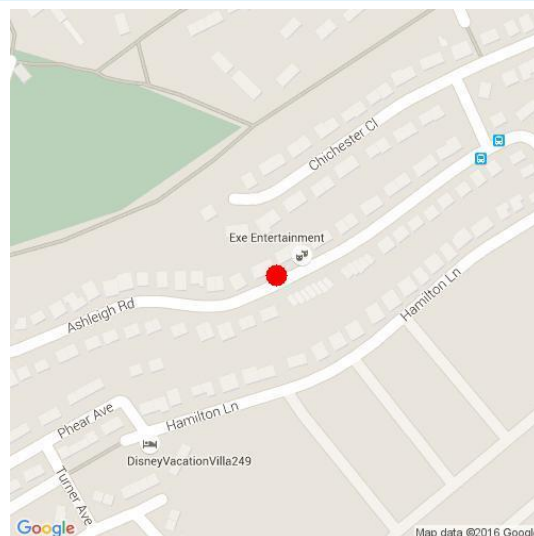
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. At the traffic lights, turn left, signposted to Exeter, onto Clarmont Lane. Proceed through the traffic lights, down the hill and turn right onto Ashleigh Road. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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.

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