

01395 222350

LINKS
ESTATE AGENTS

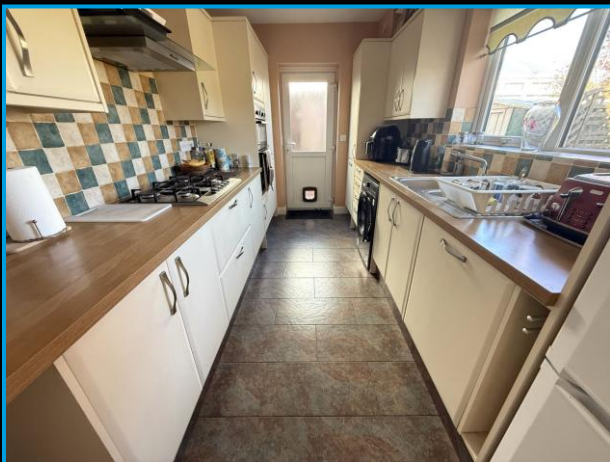
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Guide Price £525,000

134 Hulham Road, Exmouth, EX8 4RD



- Deceptively Spacious 4 Bedroom Detached • Gas Central Heating & uPVC Double Glazing
- Living Room & Dual Aspect Dining Room • Kitchen, uPVC Double Glazed Conservatory
- 2 Ground Floor Bedrooms & Bathroom • 2 First Floor Bedrooms & En - Suite Shower Room
- Southerly facing Rear Garden, Garage, Ample Driveway Parking • NO ONWARD CHAIN



Accommodation

Ground Floor

Obscure uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed windows to side. Tiled flooring. Composite front entrance door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboards. Radiator. Smoke alarm. Wall mounted central heating thermostat for bathroom. Laminate flooring. Doors leading to 2 bedrooms, bathroom and:

Living Room 21'9" (6.63m) x 9'10" (3m)

Window to front. Radiator. Wall mounted central heating thermostat. Door leading to kitchen, uPVC double glazed sliding patio doors leading to conservatory and open to:

Dining Room 14'3" (4.34m) x 9'3" (2.82m)

Dual aspect having uPVC double glazed sliding patio doors leading to rear garden and skylight to side. Radiator. Inset ceiling lights. Laminate flooring. Personal door leading to garage.

Conservatory 12'8" (3.86m) x 11'5" (3.48m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed windows to rear and side on rendered dwarf brick walls. Wall mounted electric convector heater. Tiled flooring. Wall mounted Air conditioning unit.

Kitchen 14'0" (4.27m) x 7'5" (2.26m)

uPVC double glazed window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashbacks. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 5 ring gas hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher. Space and plumbing for washing machine. The freestanding fridge / freezer in situ is included in the sale. Tiled flooring. Radiator. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Inset ceiling lights. Obscure uPVC double glazed external door to side.

Bedroom 2 12'0" (3.66m) x 9'11" (3.02m)

uPVC double glazed window to front. Fitted double wardrobe to one wall. Radiator. Inset ceiling lights.

Bedroom 4 10'9" (3.28m) x 7'9" (2.36m)

uPVC double glazed window to side. Radiator. Inset ceiling lights.

Bathroom

Obscure uPVC double glazed window to side. White suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Wall mounted wash hand basin. Heated towel rail. Tiled flooring with under floor heating. Shaver socket. Extractor fan. Inset ceiling lights.

First Floor

Landing

uPVC double glazed window to rear. Inset ceiling lights. Doors leading to 2 bedrooms.

Bedroom 1 15'6" (4.72m) x 10'0" (3.05m)

uPVC double glazed window to rear with an open Outlook. Radiator. Eaves storage cupboard. Inset ceiling lights. Open to:



Dressing Area

Good range of built - in and fitted wardrobes to one wall. Door leading to:

En - Suite

Skylight to side. White suite comprising shower cubicle with thermostatically controlled shower unit over and tiling to ceiling height, low level WC and vanity wash hand basin. Heated towel rail. Shaver socket. Tiled flooring with underfloor heating. Extractor fan. Inset ceiling lights.

Bedroom 3 15'6" (4.72m) x 9'5" (2.87m)

Dual aspect having uPVC double glazed windows to rear and side. Good range of fitted wardrobes to 1 wall. Access to eaves storage space. Radiator.

Externally

The property is approached via an extensive brick paved driveway that provides ample off road parking for several motor vehicles, motor home, boats or trailers. Shrub bed to front with brick wall boundaries. The driveway leads to the front entrance door and:

Garage 16'5" (5m) x 8'6" (2.59m)

Remote controlled roll up and over door to front. Gas and electric meters. Wall mounted electric trip switch fuse box. Power and light connected. Personal door to dining room.

Southerly Facing Rear Garden

The property enjoys a good sized, level and enclosed Southerly facing Rear Garden which consists of a large patio area immediately adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Outside power points. Timber panelled fenced boundaries. Outside water tap. The timber garden shed is available via separate negotiation. Front pedestrian access to side of 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 E

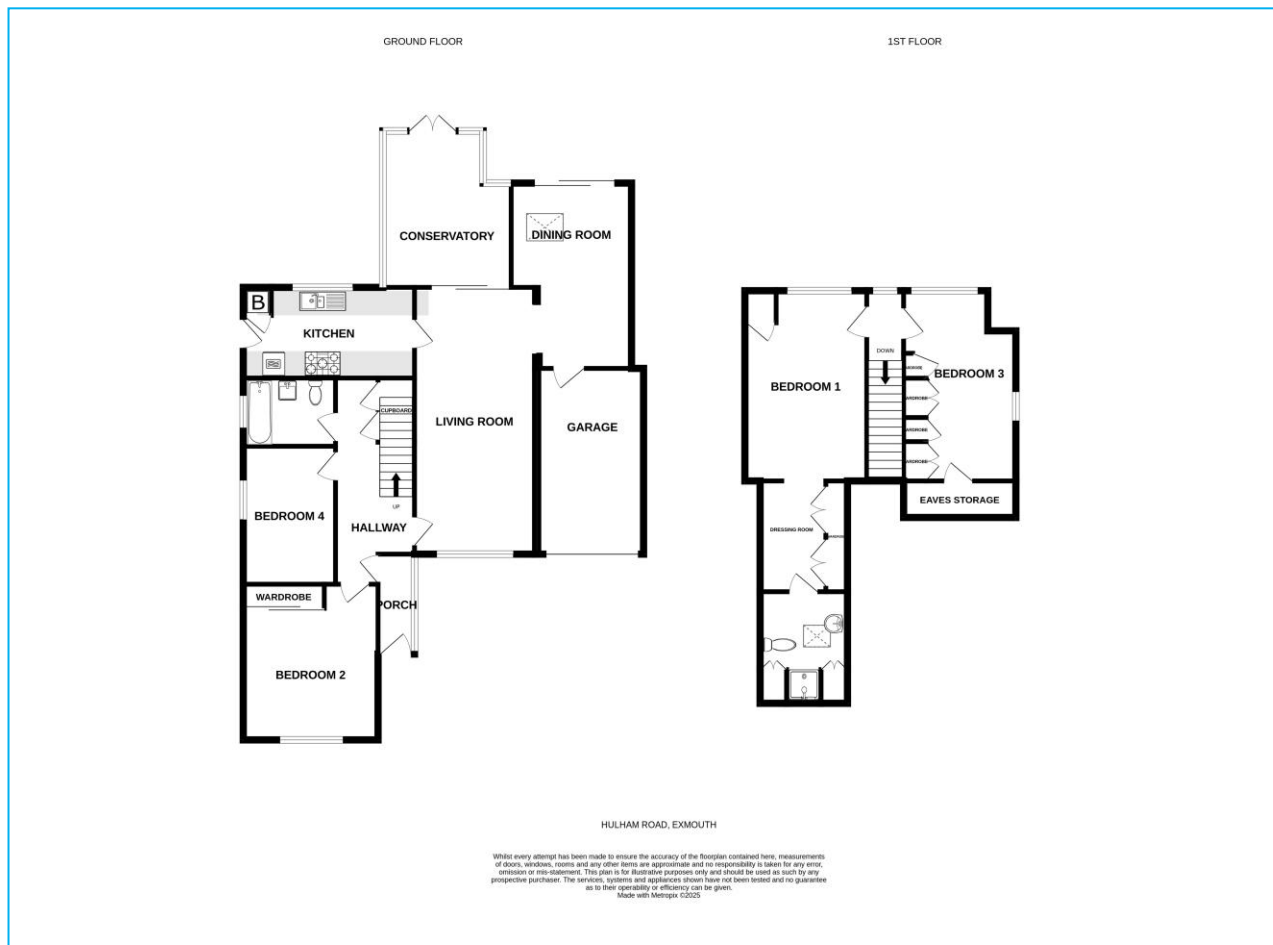
Mortgage Assistance

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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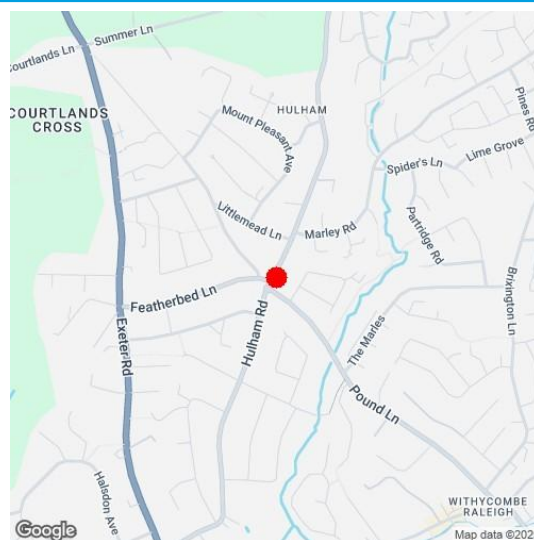




Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left and right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Proceed through 2 sets of traffic lights, turning right into Hulham Road, signposted Ottery St Mary. Bear left, proceed over the roundabout, 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			
A (92-100)			84
B (81-91)			
C (69-80)		69	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
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.