

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £685,000**

**37 Richmond Road, Exmouth, EX8 2NA**



- Well Presented Detached House In Popular Cul-De-Sac • 4 - 5 Bedrooms & 2 - 3 Reception Rooms
- Gas Central Heating, Double Glazing & Owned Solar Panels • Sitting Room, Dining Room, Study / Ground Floor Bedroom 5 • Kitchen / Breakfast Room, Utility & Conservatory • 4 First Floor Double Bedrooms, En - Suite & Family Bathroom • Private Gardens, Detached Garage, Driveway Parking • NO ONWARD CHAIN





## Accommodation

### Ground Floor

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

#### Entrance Porch

uPVC double glazed windows to front and side. Tiled flooring. Radiator. uPVC double glazed door leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. 2 radiators. Engineered Oak flooring. Smoke alarm. Access to useful Cellar storage area with power supply. Wall mounted central heating thermostat. Doors leading to sitting room, dining room, kitchen/breakfast room, study / bedroom 5 and:

#### Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan. Wall mounted electric trip switch fuse box. Solar panel meter.

#### Sitting Room 15'8" (4.78m) x 14'3" (4.34m)

Dual aspect having windows to rear and side. Focal point of Stone fireplace with an inset coal effect gas fire. 3 radiators. Engineered Oak flooring.

#### Dining Room 11'11" (3.63m) x 9'6" (2.9m)

uPVC double glazed doors leading to conservatory. Radiator. Engineered Oak flooring.

#### Conservatory 10'2" (3.1m) x 9'7" (2.92m)

uPVC double glazed external doors to either side and uPVC double glazed windows to rear and side on rendered dwarf brick walls. 2 radiators. Engineered Oak flooring.

#### Kitchen / Breakfast Room 14'3" (4.34m) x 11'6" (3.51m)

Window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 6 ring gas hob with 2 electric ovens and grills below and filter above. Integrated dishwasher, fridge and freezer. Radiator. Door leading to:

#### Utility Room

Obscure uPVC double glazed external door side leading to rear garden and uPVC double glazed window to front. Cupboard storage units with roll edged work surfaces and splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Wall mounted gas fired condensing boiler that supplies the central heating and domestic hot water.

#### Study / Bedroom 5 11'11" (3.63m) x 7'9" (2.36m)

Dual aspect having windows to rear and side. Radiator. Engineered Oak flooring.

### First Floor

#### Landing

Skylight window to side. Radiator. Access to insulated and part boarded loft space via trap door with ladder. Airing cupboard housing the hot water cylinder with slatted shelving. Smoke alarm. Doors leading to all bedrooms and family bathroom.

#### Bedroom 1 12'4" (3.76m) x 12'0" (3.66m)

Window to rear gaining distant views of the Exe Estuary and Haldon Hills. Range of fitted wardrobes and storage units to one wall. Radiator. Engineered Oak flooring. Door leading to:

#### Dressing Room

Fitted wardrobes and drawer storage units. Engineered Oak flooring. Door leading to:



#### En - Suite

Obscure uPVC double glazed window to side. Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan. Shaver light and socket.

#### Bedroom 2 11'9" (3.58m) x 10'2" (3.1m)

Window to front. Radiator.

#### Bedroom 3 11'11" (3.63m) x 8'7" (2.62m)

Window to rear gaining Exe Estuary and Haldon Hill views. Radiator.

#### Bedroom 4 10'6" (3.2m) x 8'10" (2.69m)

Window to front. Radiator.

#### Bathroom

Dual aspect having obscure uPVC double glazed window to side and skylight to front. 4 piece white suite of panelled bath, shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

#### Externally

A lovely feature of this property are the gardens and grounds that surround this property. Access is via a 5 bar timber gate, with pedestrian gate to side, giving access to the driveway that provides ample off road parking. Outside gas meter box. Outside water tap. This then leads to a carport and:

#### Detached Garage 20'0" (6.1m) x 10'0" (3.05m)

Up and over door to front. Personal door to side leading to rear garden. uPVC double glazed window to side. Power and light connected. Under eaves storage space.

#### Rear Garden

There is a raised decking area to the side of the property providing an ideal spot for outdoor dining and sitting during the fine weather. Outside lighting. Outside electric meter box.

The property enjoys an enclosed and private garden which consists of a patio area immediately adjacent the property, again, being ideal for outdoor dining and sitting during the fine weather. The remainder of the gardens are then laid to lawn, with shrub and herbaceous beds and borders that provide year round interest and colour. Outside Power Point. Outside lighting. Timber garden shed with power connected. Greenhouse. Timber panel fenced boundaries. Front pedestrian access 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. Owned Solar panels.

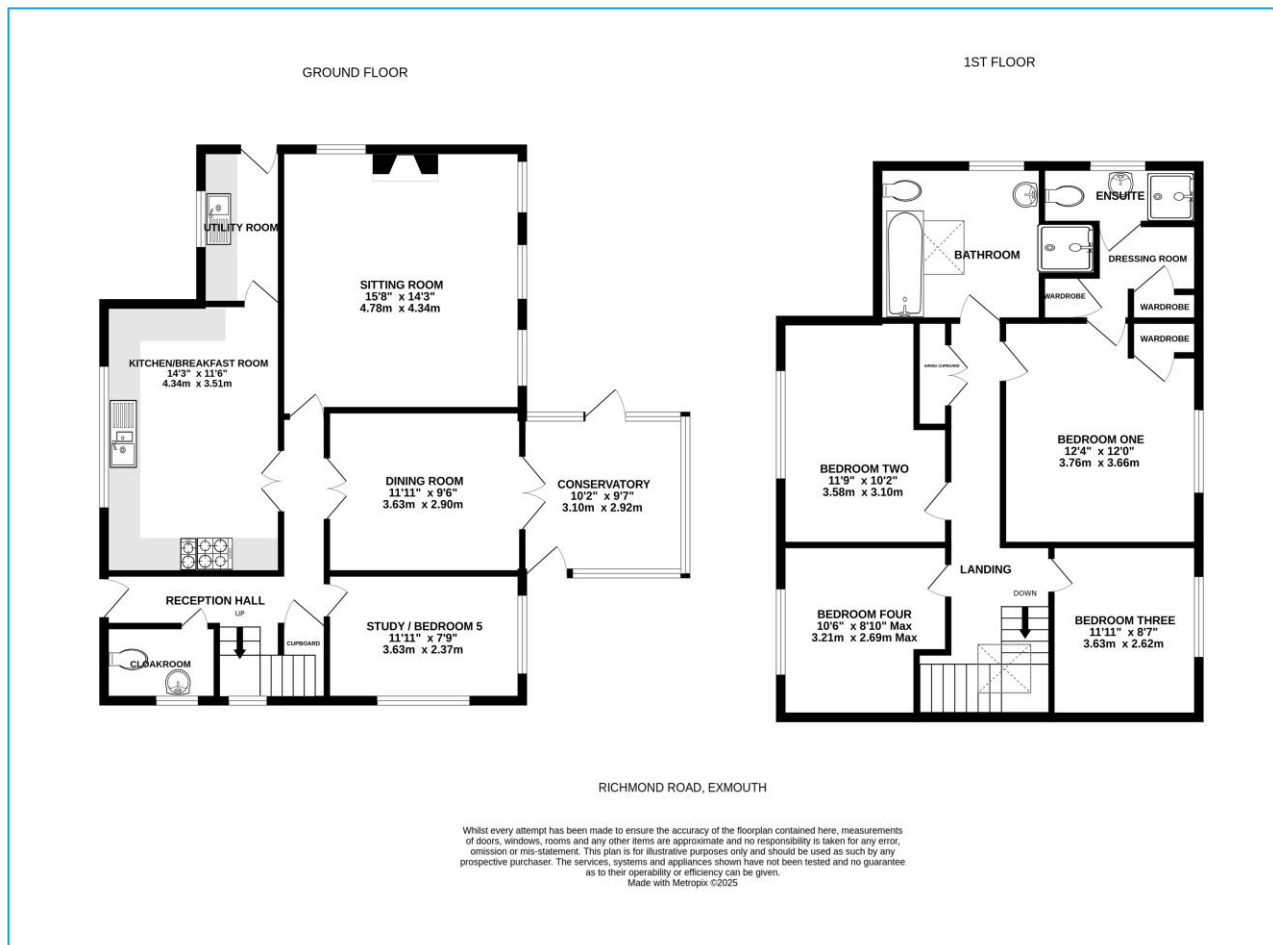
#### Mortgage Assistance

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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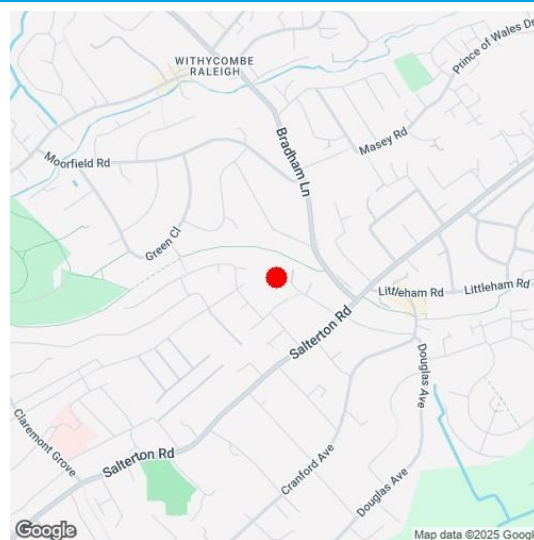




### Directions

From our prominent Town Centre office, proceed out of town, along Rolle Street / Rolle Road, turning left at the roundabout onto Salterton Road. Proceed through the first set of traffic lights, then before the second set of traffic lights, turn left into Richmond Road. Continue to the end of the Cul-De-Sac where the property will be found on the right hand side, clearly identified by our For Sale signs.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>	91	93	
(81-91) <b>B</b>			
(69-80) <b>C</b>	71	73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	41	43	
(1-20) <b>G</b>			
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.