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Guide Price £625,000

23 Raddenstile Lane, Exmouth, EX8 2JL



- 5 Bedroom Detached House In Sought After Location • Handy For Exmouth Town Centre & Seafront • Gas Central Heating & Double Glazing • Cloakroom, 2 Receptions, Kitchen, Conservatory • Ground Floor Bedroom 5 & En - Suite • 4 First Floor Bedrooms & 4 Piece Bathroom • Ample Driveway Parking, Private Rear Garden • Sought After Residential Location



Accommodation

Ground Floor

Step up to uPVC double glazed sliding patio doors leading to:

Entrance Porch

uPVC double glazed door, with matching panes to either side, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard that houses the trip switch electric fuse box. Radiator. Wall mounted central heating thermostat. Karndean flooring. Doors leading to living room, kitchen and:

Cloakroom

Obscure glazed window to front. White suite of low level WC and wall mounted wash hand basin. Tiled splashbacks. Karndean flooring.

Living Room 16'5" (5m) x 14'11" (4.55m)

Window to front. Focal point of coal effect electric fire, within a fireplace surround, having a tiled hearth and brick back. Radiator. Double bi-fold doors leading to:

Dining Room 13'3" (4.04m) x 9'11" (3.02m)

Radiator. Karndean flooring. uPVC double glazed sliding patio door to conservatory and door leading to kitchen.

Conservatory 10'6" (3.2m) x 9'4" (2.84m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed windows to rear and either side on rendered wall. Radiator.

Kitchen 13'3" (4.04m) x 11'8" (3.56m)

Window to rear. Good range of cupboard and drawer storage units with work surfaces and matching splashback's. Ceramic single bowl sink and drainer unit with mixer tap. The Rangemaster cooker in situ is available via separate negotiation, filter hood above. Space and plumbing for dishwasher. Further space for freestanding fridge / freezer etc. Radiator. Karndean flooring. Door leading to:

Rear Porch

uPVC double glazed external door leading to rear garden. Space and plumbing for washing machine. Further space for tumble dryer etc. Wall mounted electric convector heater. Door leading to:

Bedroom 5 15'4" (4.67m) x 7'8" (2.34m)

2 windows to side. Useful shelved storage cupboard that also has the gas meter. Door leading to:

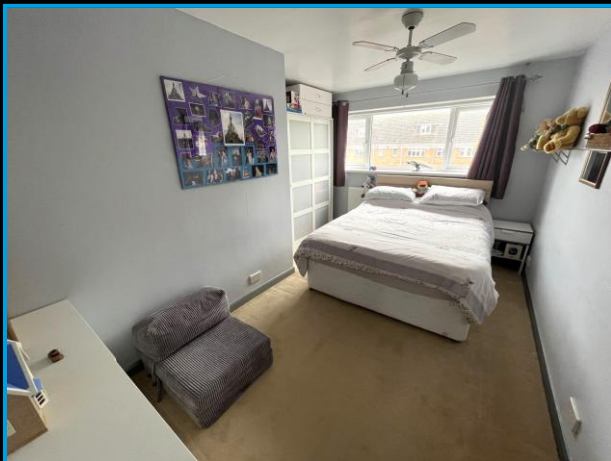
En - Suite

Obscure glazed window to rear. Suite comprising double shower cubicle with splash screen doors and electric shower unit. Low level WC and vanity wash hand basin. Tiled splashbacks. Heated towel rail. Extractor fan. Wall mounted electric heater.

First Floor

Landing

Window to side. Access to insulated and part boarded lo loft space, via trap door with ladder, with light. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Doors leading to:



Bedroom 1 13'11" (4.24m) x 10'10" (3.3m)

Window to front. 2 fitted double wardrobes. Radiator.

Bedroom 2 15'11" (4.85m) x 8'5" (2.57m)

Window to rear. Radiator.

Bedroom 3 13'11" (4.24m) x 10'10" (3.3m) Max

Window to front. Radiator.

Bedroom 4 / Study 11'9" (3.58m) x 6'4" (1.93m)

Window to rear. Radiator.

Bathroom 11'9" (3.58m) x 6'6" (1.98m)

Obscure glazed window to rear. Modern fitted 4 piece white suite of Jacuzzi bath with mixer tap, shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Fully tiled walls. Radiator. Inset ceiling lights.



Externally

The front of the property has ease of maintenance in mind being laid to shingle with timber fence and brick wall boundaries.

Driveway provides off road parking for up to 4 motor vehicles, which also leads to:

Store Room 8'8" (2.64m) x 5'0" (1.52m)

Electric roll up and over door to front. Power and light connected.

Rear Garden

There is a level, enclosed and private Rear Garden that has a patio and decking area adjacent to the property, both 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. Timber panelled fence boundaries. Outside water tap. Garden shed. Front pedestrian access to either side of the 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 E

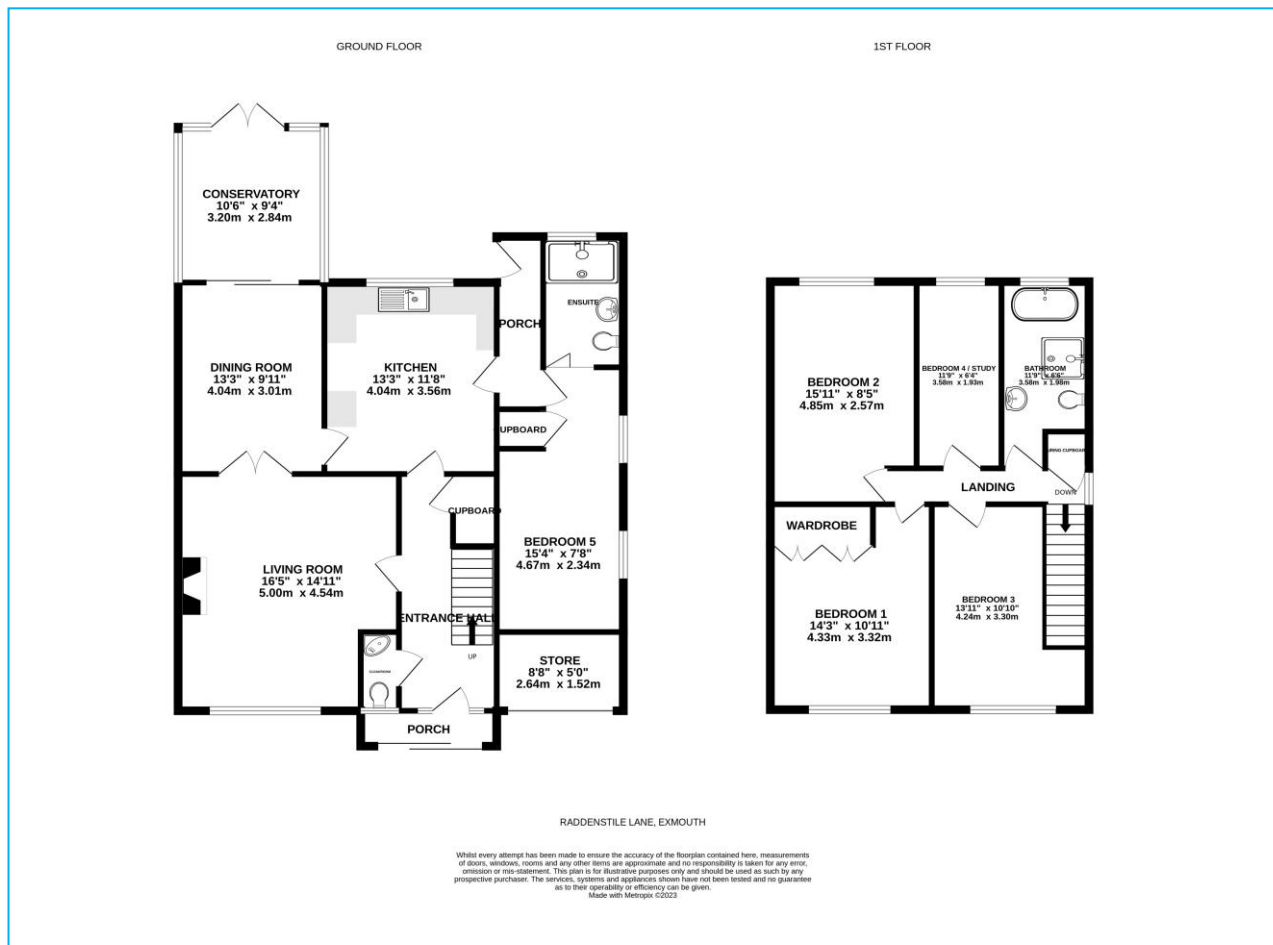
Mortgage Assistance

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

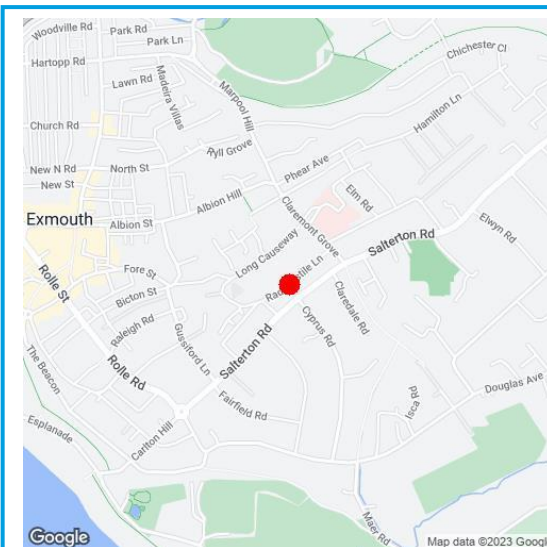
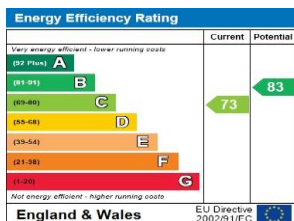
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Directions

From our prominent Town Centre office, turn left into Rolle Street. Continue into Rolle Road and turn left at the roundabout into Salterton Road. Take the first left into Raddenstile Lane, bear right, where the property will be found on the left hand side.



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.