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LINKS
ESTATE AGENTS

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Guide Price £225,000
72 Vansittart Drive, Exmouth, EX8 5PD



- 2 Double Bedroom Mid Terrace House • Popular Location, In Need Of Some Modernisation • Gas Centrally Heated (Boiler Fitted 2025) & uPVC Double Glazed • Living / Dining Room & Kitchen • 2 Double Bedrooms (One With Views) • White Suite Bathroom • Enclosed Rear Garden. Garage & Parking In Block Close By • NO ONWARD CHAIN. Viewing Advised



Step up to a new uPVC part obscure double glazed front entrance door leading to:

Ground Floor

Entrance Porch

High level electric fuse box. Obscure glazed door leading to:

Living / Dining Room 18'6" (5.64m) x 12'5" (3.78m)

Window to front. Staircase rising to the first floor. 2 x Radiators. Small under stairs storage cupboard. Coved ceiling. Smoke alarm. Obscure glazed door leading to:

Kitchen 12'5" (3.78m) x 8'5" (2.57m)

Window to rear. Floor standing and wall mounted cupboard and drawer storage units with work surfaces above and tile splash backs. Built in stainless steel single sink and drainer unit. Space and plumbing for a washing machine and dishwasher. Built in four ring electric hob with an extractor hood above and an electric eye level oven to the side. Space for a free standing fridge freezer. Radiator. Smoke alarm. Wall mounted gas fired boiler fitted in May 2025.

First Floor

Landing

Access to insulated loft space. Smoke alarm. Doors leading to all rooms, including:

Bedroom 1 12'5" (3.78m) x 10'1" (3.07m)

Window to front. Radiator. Coved ceiling.

Bedroom 2 12'5" (3.78m) x 8'5" (2.57m)

Window to rear with fantastic views over Exmouth towards the sea, estuary and the hills beyond. Radiator. Coved ceiling. Cupboard that has slatted shelving and houses a hot water tank.

Bathroom

Fitted white suite comprising of a panel bath that has tiled splash backs to ceiling height, a thermostatically controlled shower above the bath and a shower curtain. Low level WC. Pedestal wash hand basin. Radiator. Vinyl flooring. Extractor fan. Coved ceiling.

Externally

Front Garden

To the front of the property is a front garden that is predominantly laid to lawn with a shrub bed border to the front and side. A pathway provides access to the front entrance door Outside meter boxes. Opposite the property is an open area of green.

Rear Garden

An enclosed garden that has a crazy paved patio laid adjacent to the property, ideal for outdoor dining and sitting during fine weather. The remainder of the garden is then laid to lawn with a shrub bed border. Timber storage shed. Timber fenced boundaries. Outside water tap. Rear pedestrian access via a timber garden gate that provides access to:

Single Garage / Parking

Located in a block that is situated close by, is a single garage with an up and over door front and a parking space immediately outside.

Tenure

The property is FREEHOLD



Services

All mains services are connected. Council Tax Band B.

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

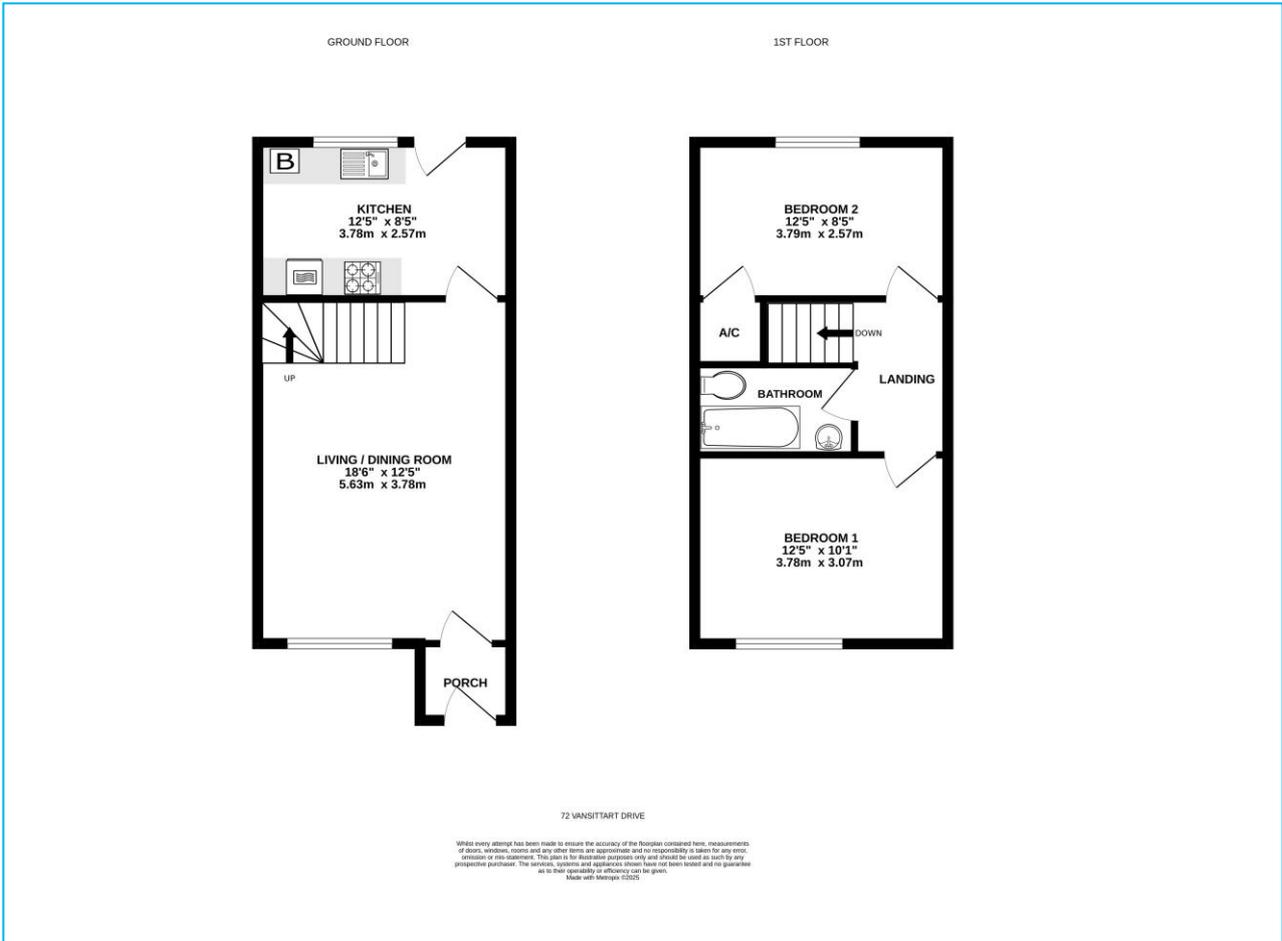
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

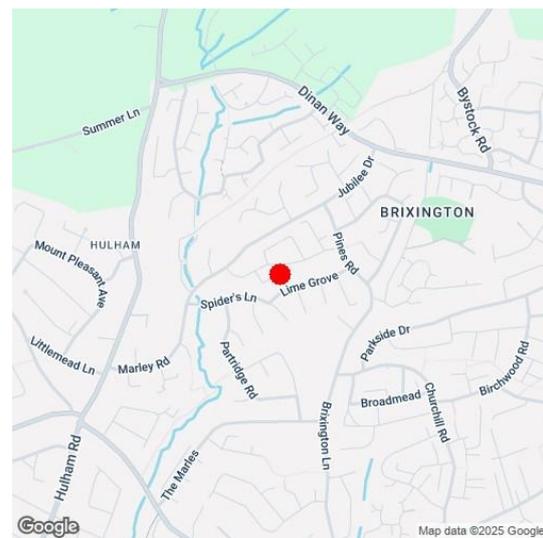




Directions

From our prominent Exmouth Town Centre office, turn right into Rolle Street, past The Strand Gardens, turning left at the first roundabout and right at the second into Marine Way. Proceed through 2 sets of traffic lights and turn right into Hulham Road. Proceed across the roundabout and take the next right into Marley Road. At the shops, turn right into Pines Road and first right into Vansittart Drive, where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<p>Most energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-58 F</p> <p>1-10 G</p> <p>Not energy efficient - higher running costs</p>	
74	88
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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.