

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £695,000
24 Heatherdale, Exmouth, EX8 2HZ



- Extended & Well Presented 4 Double bedroom Detached • Popular Cul-De-Sac Within The Avenues
- Gas Central Heating & Double Glazing • Dual Aspect Living Room, Modern Fitted Kitchen / Dining Room • 2 Ground Floor Double Bedrooms & Bathroom • 2 First Floor Double Bedrooms & Shower Room • Garage / Utility, Ample Off Road Parking, Private Rear Garden • NO ONWARD CHAIN



Accommodation

Ground Floor

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

Entrance Hall

Staircase rising to first floor. Radiator. Smoke alarm. Airing cupboard housing the Mega flow hot water tank with slatted shelving. Doors leading to kitchen / dining room, 2 double bedrooms, bathroom and:

Living Room 17'10" (5.44m) x 11'10" (3.61m)

Dual aspect having windows to front and side. Radiator. Inset ceiling lights.

Kitchen / Dining Room 11'10" (3.61m) x 11'10" (3.61m)

Window to rear. Good range of modern fitted cupboard and drawer storage units with Granite work surfaces and tiled splashback's. Inset stainless steel one and a half bowl sink with mixer tap and Granite drainer. Built - in 4 ring induction hob with electric oven below and filter hood above. Integrated dishwasher and fridge. Radiator. Inset ceiling lights. Double glazed door leading to:

Side Porch

Double glazed external doors leading to front and rear gardens. Sliding door leading to garage / utility room.

Bedroom 1 13'3" (4.04m) x 11'11" (3.63m)

Dual aspect having windows to front and side. Range of fitted wardrobes to one wall. Further built - in double wardrobe and cupboard storage units. Radiator.

Bedroom 2 12'5" (3.78m) x 9'11" (3.02m)

Dual aspect having windows to rear and side. Built - in double wardrobe with hanging rail and cupboard above. Radiator.

Bathroom 8'11" (2.72m) x 8'1" (2.46m)

Obscure uPVC double glazed window to rear. 4 piece white suite of panelled bath, shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and vanity wash hand basin. Radiator. Inset ceiling lights.

First Floor

Landing

Velux window to front. Smoke alarm. Inset ceiling light. Doors leading to:

Bedroom 3 14'1" (4.29m) x 11'10" (3.61m)

Dual aspect having Velux window to rear and window to side giving distant Haldon Hill views. Radiator. Access to eaves storage space.

Bedroom 4 14'2" (4.32m) x 13'3" (4.04m) Max

Dual aspect having velux windows to front and rear. Radiator. Access to eaves storage space.



Shower Room

uPVC double glazed window to rear. Modern fitted white suite of low level WC and vanity wash hand basin. walk - in shower with thermostatically controlled shower unit, tiling to ceiling height and splash screen doors. Heated towel rail. Tiled flooring. Extractor fan. Inset ceiling lights.

Externally

The property enjoy`s good sized grounds with the large Front Garden being laid mainly to lawn with shrub in the basis bed and borders that provide year and interest in colour. Hedge screen to front. An extensive driveway provides off parking for several motor vehicles, boats or motor homes and leads to:

Garage / Utility 17'3" (5.26m) x 12'3" (3.73m)

Up and over door to front. Personal door leading to rear garden with window adjacent. Cupboard storage units with roll edge work surface and stainless steel single sink and drainer unit. Space and plumbing for washing machine. Further space for tumble dryer, etc. Power and light connected. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

Rear Garden

There is a private, enclosed and good size Rear Garden with patio areas adjacent the property, to the side of the property and rear of the garden, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub beds and borders providing year round interest and colour. Timber summerhouse. Timber panel fence and hedge screen borders. Outside Power Point. Outside water tap. Front pedestrian access to side of property.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band E

Mortgage Assistance

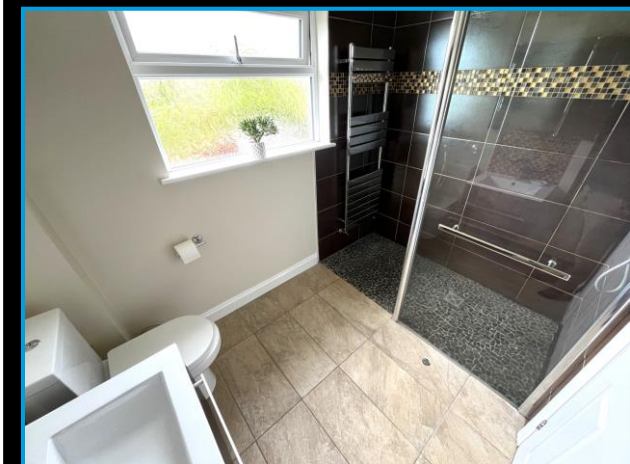
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

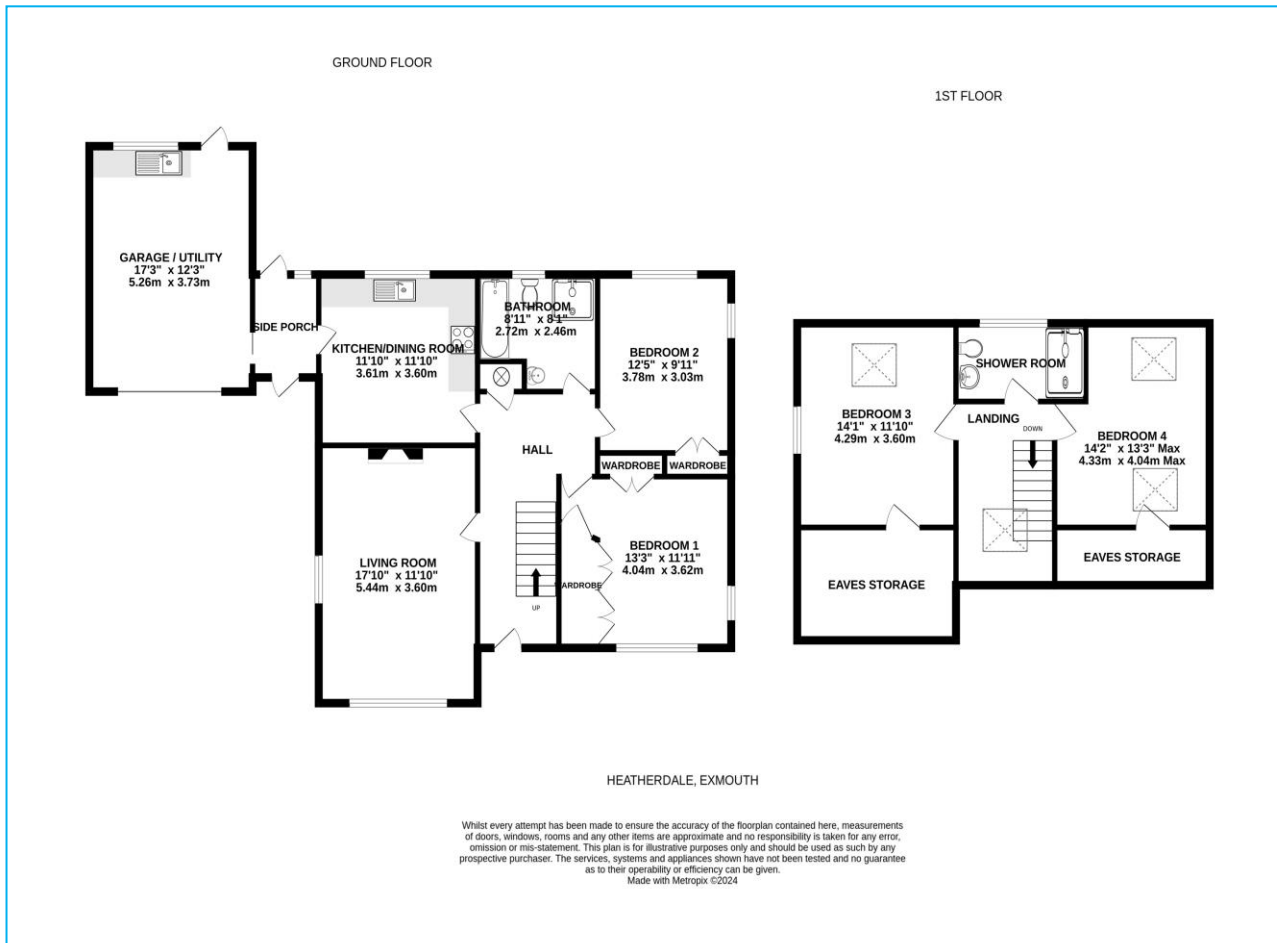
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

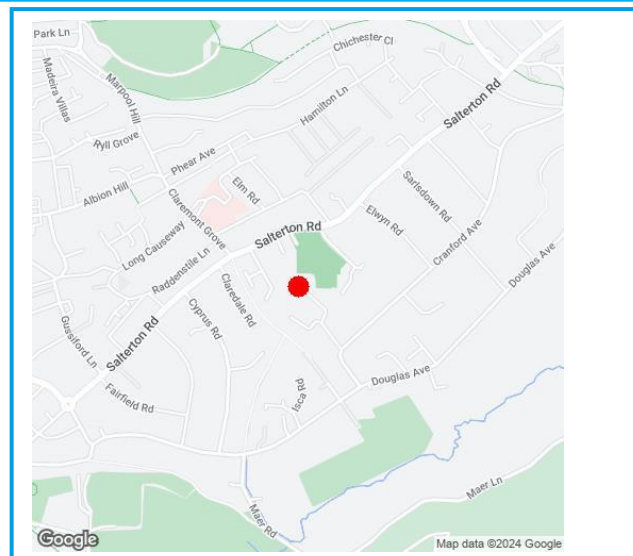
These are draft particulars and are awaiting vendors verification





Directions

From our prominent Town Centre office, turn into Rolle Street, onto Rolle Road and at the mini roundabout, proceed straight ahead onto Douglas Avenue, passing The Deaf Academy on the left hand side. Take a left hand turning into Cranford Avenue and straight ahead Cranford Close. Turn right into Heatherdale where the property will be found at the head of the Cul-De-Sac, clearly identified by our For Sale sign.



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.