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**LINKS**  
ESTATE AGENTS

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**Guide Price £375,000**  
**11 Chaucer Rise, Exmouth, EX8 5SY**



- Well Proportioned Detached House
- Popular Cul-De-Sac Location
- Gas Central Heating & Double Glazing
- Cloakroom, Living Room Opening To Rear Garden
- Modern Fitted Kitchen / Dining Room
- 3 Bedrooms, En - Suite Shower Room & Bathroom
- Garage, Driveway & Westerly Facing Rear Garden
- NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to front entrance door, beneath pitched and tiled storm canopy, with outside lighting leading to:

#### Entrance Hall

Staircase rising to first floor with useful under the stairs storage cupboard. Radiator. Smoke alarm. Doors leading to living room, kitchen / dining room, garage and:

#### Cloakroom

Obscure uPVC double glazed window to front. White suite of concealed cistern WC and vanity wash hand basin. Heated towel rail. Wall mounted electric trip switch fuse box.

#### Living Room 17'5" (5.31m) x 11'8" (3.56m)

uPVC double glazed French doors leading to rear garden, uPVC double glazed window to rear. Marble fire place feature. 2 radiators.

#### Kitchen / Dining Room 16'4" (4.98m) x 9'4" (2.84m)

uPVC double glazed 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 4 ring gas hob with double electric oven below and filter hood above. Integrated dishwasher and fridge. Space for freestanding fridge / freezer etc. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water.

### First Floor

#### Landing

uPVC double glazed window to side. Radiator. Access to loft storage space. Useful bulkhead linen cupboard. Smoke alarm. Doors leading to all bedrooms and family bathroom:

#### Bedroom 1 13'3" (4.04m) x 9'9" (2.97m)

uPVC double glazed window to rear. Built - in double wardrobe. Radiator. Door leading to:

#### En - Suite

Obscure uPVC double glazed window to side. White suite of corner shower cubicle with thermostatically controlled shower unit, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Extractor fan. Heated towel rail.

#### Bedroom 2 10'3" (3.12m) x 10'2" (3.1m) Plus Recess

uPVC double glazed window to front. Built - in double wardrobe. Radiator.





**Bedroom 3 10'3" (3.12m) x 7'5" (2.26m)**  
UPVC double glazed window to rear. Radiator.

#### **Bathroom**

Obscure uPVC double glazed window to front. White suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Shaver socket. Extractor fan.

#### **Externally**

There is an open plan and easy to maintain Front Garden which is laid to shingle which could be used for off road parking. Steps then lead up to the front entrance door. A tarmac driveway, with outside meter boxes, to the side provides off road parking and leads to:

#### **Garage 17'10" (5.44m) x 8'8" (2.64m)**

Up and over door to front. Personal door to rear leading to rear garden. Under eaves storage space. Space and plumbing for washing machine. Power and light connected.

#### **Westerly Facing Rear Garden**

The property has a good sized rear garden with a large Flagstone patio area immediately adjacent the property being ideal for outdoor dining and sitting during the fine weather. Steps then lead up to remainder of the gardens which are laid to lawn with timber panel fenced boundaries and a good sized timber garden shed. Outside Power point. Outside water tap. Outside lighting. Front pedestrian access to either side of the property via timber garden gates and rear pedestrian access via garden gate.

#### **Tenure**

The property is FREEHOLD

#### **Services**

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

#### **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

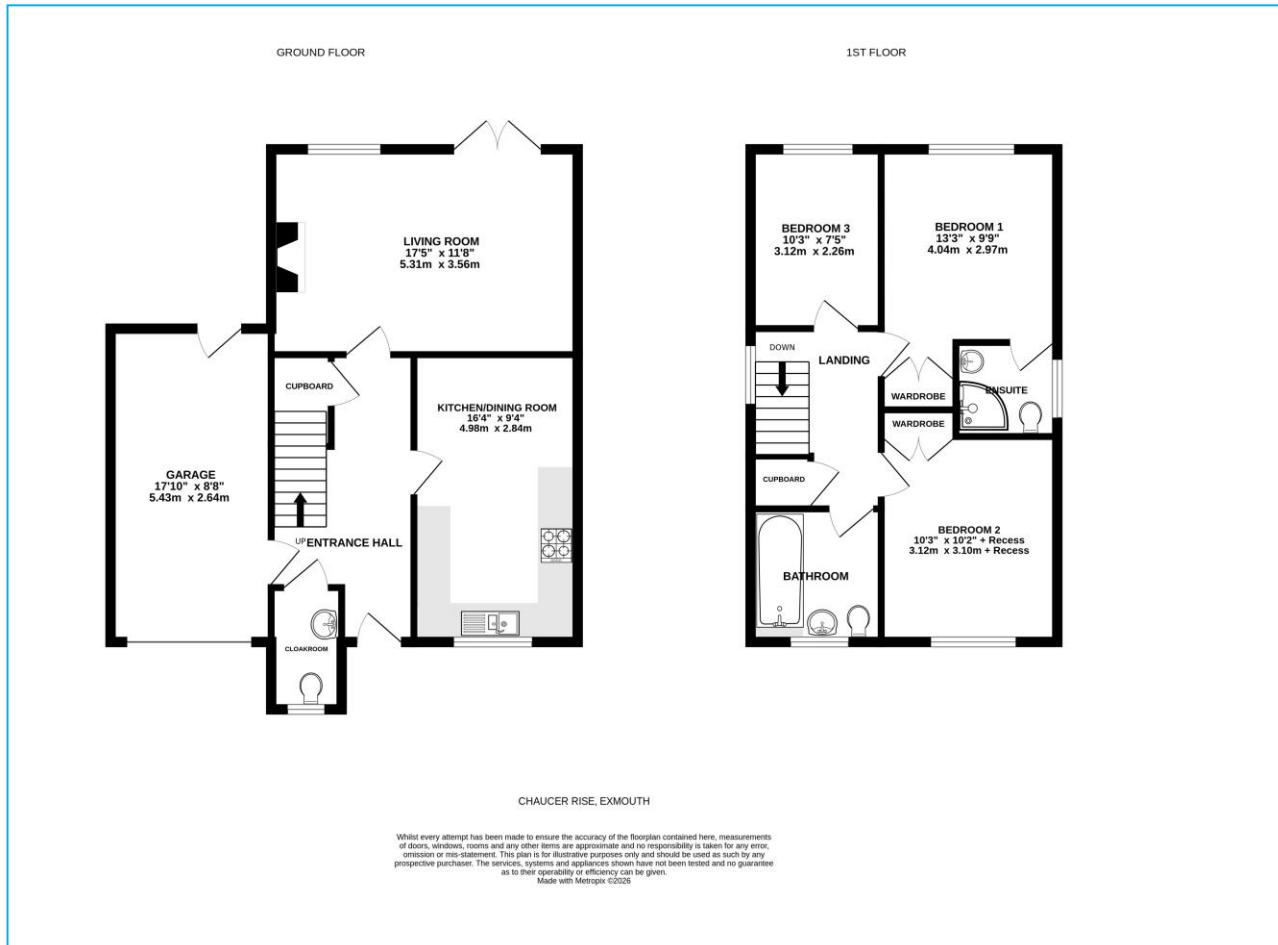
Your home may be repossessed if you do not keep up repayments on your mortgage

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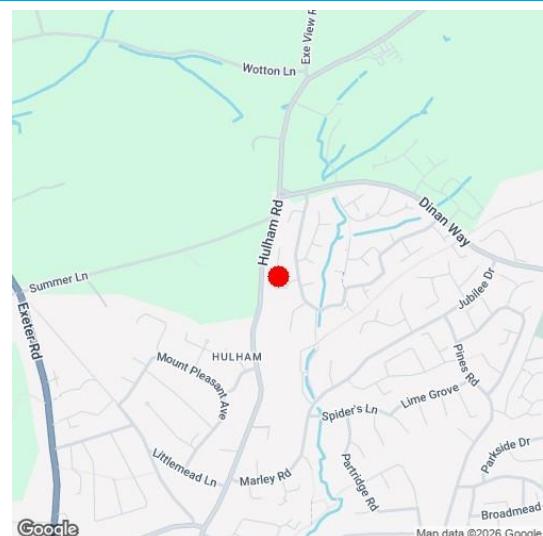
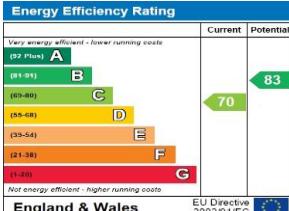
#### **Agents Note**

These are draft particulars and are awaiting vendors verification




**Directions**

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, turn right into Dinan Way. Take the first right into Tennyson Way, 2nd left into Chaucer Rise where the property will be found on the left hand side, clearly identified by our For Sale sign



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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.