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01395 516633
FOR SALE

113 Parkside Drive
Exmouth
EX8 4LX

£315,000 FREEHOLD

Offered for sale with no on-going chain, a detached bungalow situated in a popular residential area close to bus routes and local amenities.

Parkside Drive is a well regarded residential area in Exmouth and is within a short drive of local shops and supermarkets whilst the town centre and seafront are approximately two miles away and offer an excellent range of facilities and services.

This detached bungalow occupies an almost level site with well tended, low maintenance gardens to both the front and rear. Some modernisation is now required, however, the bungalow features parquet flooring along with double glazed windows and gas central heating is installed, the boiler being positioned within the garage.

On entering the bungalow, an entrance porch has a personal door leading into the garage and opens into the reception hall which has a fitted coat and airing cupboard along with access to the roof space via a sliding ladder. The main living space comprises a lounge and adjoining dining room both enjoying a lovely south westerly aspect. The kitchen offers a range of fitted cupboards and worksurfaces, providing ample storage and has freestanding appliances comprising an electric cooker, washing machine and fridge/freezer. The kitchen also has a built-in larder and back door.













The two double bedrooms enjoy an outlook over the rear garden, the main bedroom having wardrobes to one wall and there is a separate shower room which has part tiled walls, a tiled floor and comprises a walk-in shower with fitted seat, WC and wash basin.

To the outside the gardens have been designed with an eye for ease of maintenance, with the front garden being mainly paved having an adjoining shrub border and to one side a driveway provides parking. Pathways to either side of the bungalow access the rear garden which is gravelled with adjoining shrub borders. The integral garage has an up and over door along with light and power, fitted shelving and access to a further loft space.

SERVICES Mains gas, electricity, water and drainage are connected.

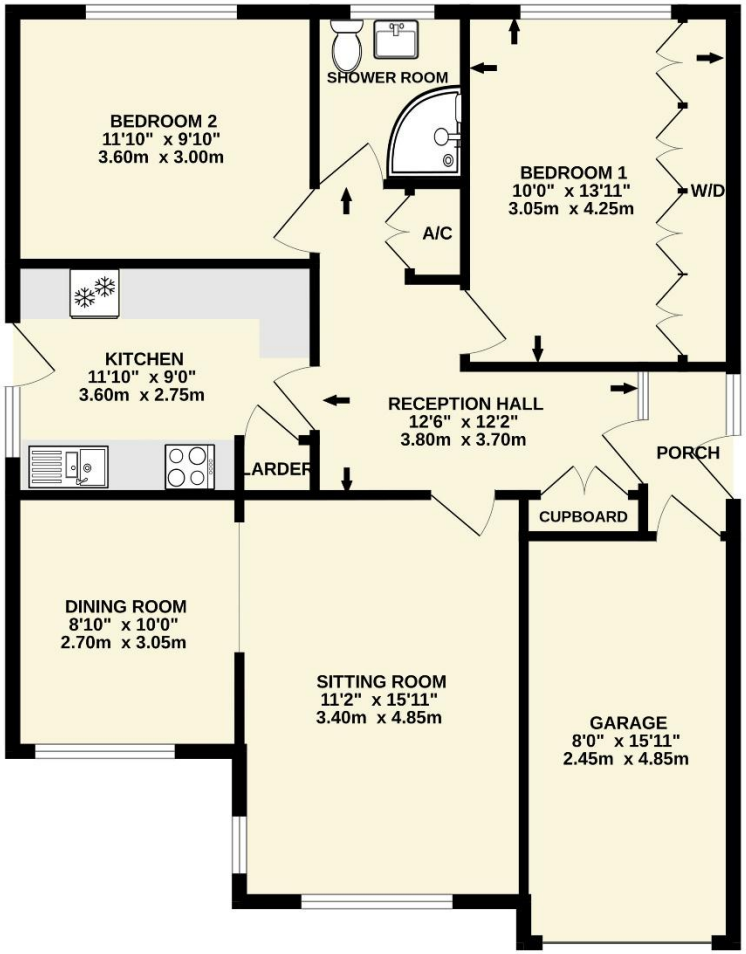
BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 2000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – at December 2025.

OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02615



GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.

TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

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