

01395 222350

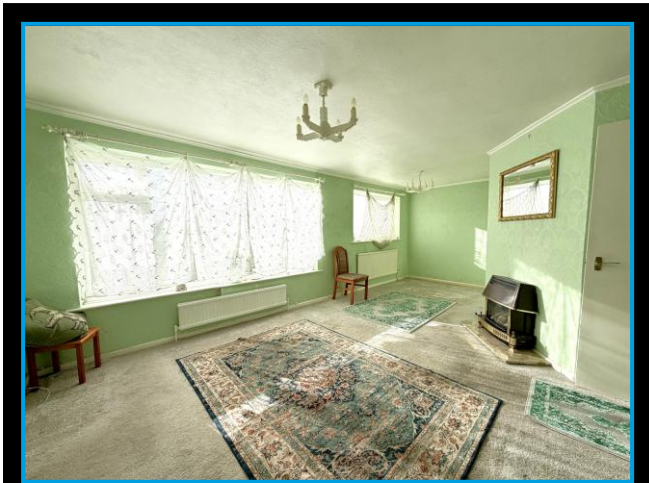
**LINKS**  
ESTATE AGENTS

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

**Guide Price £295,000**  
**50 Anson Road, Exmouth, EX8 4NY**



- 3 Bedroom Detached Bungalow • Now In Need Of Cosmetic Updating • Gas Centrally Heated & uPVC Double Glazed • Hallway & Additional Cloakroom/WC • Open Plan Living / Dining Room & Separate Kitchen • Bathroom With A Coloured Suite • Off Road Parking, Single Garage & Enclosed Rear Garden • Viewing Advised. NO ONWARD CHAIN



### Open Storm Porch

A step leads up to a uPVC double glazed front entrance door with an inset obscure glazed window leading to:

### Entrance Hall

Radiator. Door leading to the living room and a door leading to:

### Cloakroom

Obscure glazed window to rear. Fitted coloured suite comprising of a low level WC. Pedestal wash hand basin.

### Living / Dining Room 20'11" (6.38m) Max x 12'10" (3.91m) Max

An L shaped room with two large windows to front. Two radiators. Fitted gas fire with marble hearth. Door leading to:

### Hallway

Airing cupboard that has slatted shelving and that houses a hot water tank. Access to an insulated loft space. Doors leading to all rooms including:

### Kitchen 9'10" (3m) Max x 8'3" (2.51m) Max

Window to side. Fully glazed door leading out to side pathway. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and tiled splash backs above. Space and plumbing for a washing machine. Gas cooker point. Inset one and a half bowl sink with a single drainer unit and mixer tap above. Vinyl flooring.

### Bedroom 1 10'6" (3.2m) x 9'11" (3.02m)

Window to rear. Radiator.

### Bedroom 2 9'10" (3m) x 9'10" (3m)

Window to rear. Radiator

### Bedroom 3 8'9" (2.67m) x 7'7" (2.31m)

Window to side. Radiator.

### Bathroom

Obscure glazed window to side. Fitted coloured suite comprising of a panelled bath that has an electric shower above the bath and a shower rail and curtain. Low level WC. Pedestal wash hand basin. Radiator. Fully tiled walls.





## Externally

### Front Garden

To the front of the property is an area of garden that is laid predominantly to decorative shingle with shrub bed borders. Outside courtesy lighting and meter box. Wrought iron gate that leads to a pathway. A driveway provides off road parking and leads to:

### Single Garage 16'0" (4.88m) x 8'7" (2.62m)

Up and over door to front. Window to rear. Part glazed door leading to the garden. Power and light connected.

### Rear Garden

To the property is an enclosed garden that is predominantly laid to lawn with a shrub bed border to one side and a raised shrub bed to the other side. Paved patio area laid adjacent to the rear of the garage. Timber fenced boundaries. Raised shrub bed to one side of the garden. Outside water tap. Access to useful undercroft area to the side of property that has a light connected, provides an area for storage if required and that also houses a wall mounted gas fired boiler.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. 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

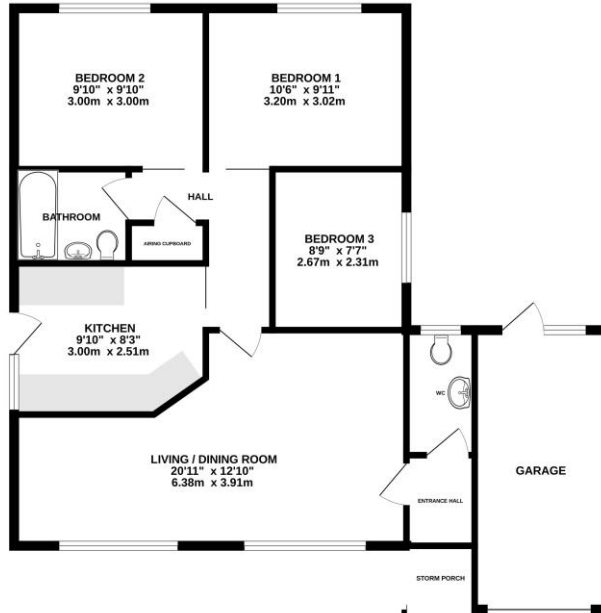
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### Agents Notes

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



GROUND FLOOR



50 ANSON ROAD

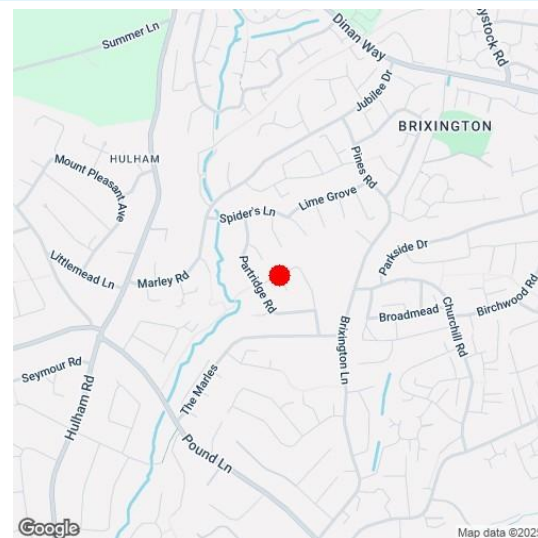
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and apparatus shown here have not been tested and no guarantee as to their quantity or efficiency can be given.  
Made with floorplan 10/20

**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), pass Withycombe Rugby club, then take the third right into Pound Lane. Take the second left into The Marles and left into Anson Road where the property can be found on the right hand side, clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
<p>Most energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-58) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
62	84

England & Wales EU Directive 2002/91/EC



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
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.