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**LINKS**  
ESTATE AGENTS

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**Guide Price £250,000**  
**14 Greenhill Avenue, Exmouth, EX8 2LQ**



- 3 Bedroom Semi Detached house • Popular Location Close To The Town Centre And Amenities
- Living Room & Separate Dining Room • Modern Kitchen • Garden Room • Bathroom/WC & Downstairs Cloakroom/WC • Sunny Aspect Garden & Off Road Parking
- Some Updating Required, NO ONWARD CHAIN



## Accommodation

### Ground Floor

Double glazed entrance door to:

### Entrance Porch

Double glazed. Double glazed inner door to:

### Living Room 16'4" (4.98m) x 9'5" (2.87m)

Double glazed window to the front. Radiator. Stairs to the first floor. Doors to:

### Cloakroom/WC

2 Double glazed windows to the side. Pedestal wash hand basin. Close-coupled WC. Radiator.

### Dining Room 13'7" (4.14m) x 12'0" (3.66m)

Radiator. Double glazed French doors to the garden room. Opening to:

### Kitchen 14'6" (4.42m) x 7'4" (2.24m)

Double glazed window to the rear. Range of units comprising base cupboard and drawer units. Wall-mounted units. Roll edge work top surfaces. Tiled splash back. Single drainer sink unit. Integrated electric oven. Inset 4 ring electric hob. Cooker hood over. Plumbing for washing machine. Further appliance space. Double glazed door to the side.

### Garden Room 16'5" (5m) x 5'9" (1.75m)

Double glazed. Double glazed French doors to the rear garden.

## First floor

### Landing

Double glazed window to the front. Hatch to roof space. Doors to:

### Bedroom 1 11'4" (3.45m) x 10'9" (3.28m)

Double glazed window to the rear. Built-in wardrobes and storage cupboard. Radiator.

### Bedroom 2 10'10" (3.3m) x 10'0" (3.05m)

Double glazed window to the front. Radiator.

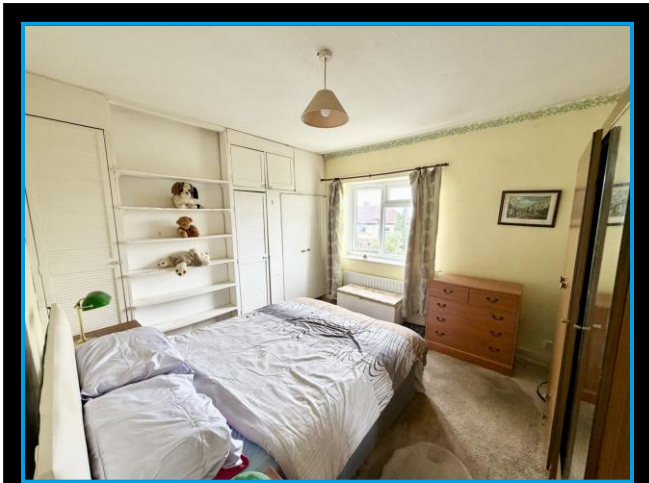
### Bedroom 3 10'8" (3.25m) x 8'0" (2.44m)

Double glazed window to the rear. Radiator.

### Bathroom/WC

Double glazed window to the side. Panelled bath with shower mixer tap. Pedestal wash hand basin. Close-coupled WC. Radiator. Cupboard housing gas fired Worcester boiler supplying domestic hot water and central heating.





### Externally

To the front of the property twin gated give access to a block paved PARKING AREA. Mature area of garden. Gated access through to the rear garden.

The rear garden comprises an area of lawn with mature flower and shrub borders. Greenhouse, Potting shed. Storage shed. Summer house. Water tap.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band C.

### 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

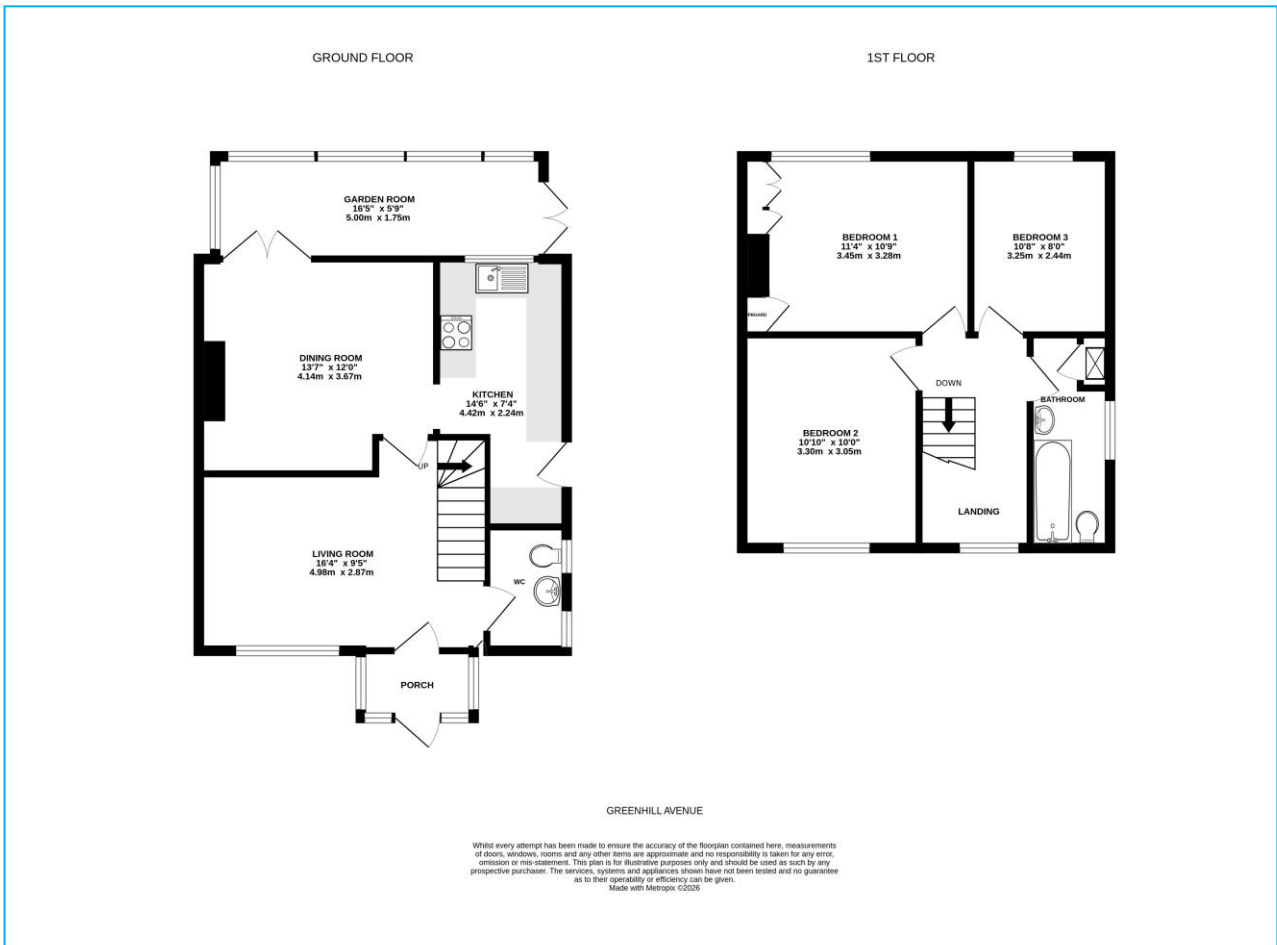
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

Please note these are draft particulars and are awaiting vendors verification.

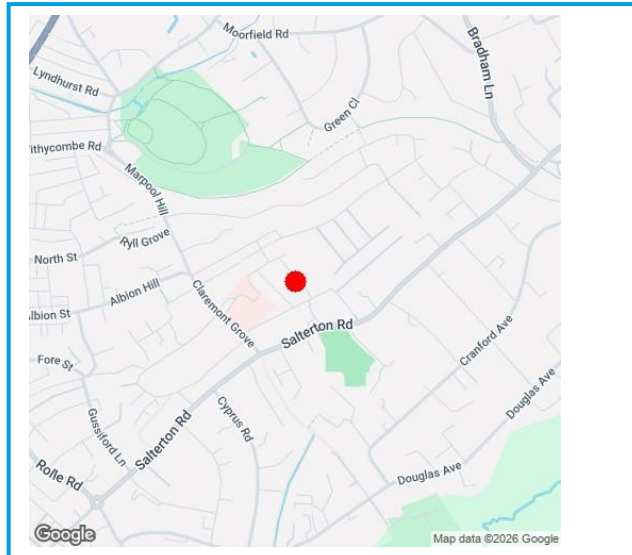




**Directions**

From our prominent Town Centre office, proceed up Rolle Street to the mini roundabout, turning left onto Salterton Road. At the traffic lights, turn left onto Claremont Lane. Immediately after the next traffic lights, turn right onto Phear Avenue and right again onto Turner Avenue. Turn left and then right into Greenhill Avenue. The property will be found on the right hand side clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	73
(55-68) <b>D</b>	79
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
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.