

**Guide Price £550,000**  
**47 Douglas Avenue, Exmouth, EX8 2HG**



- Detached 3 Double Bedroom Chalet Style Bungalow • Sought After `Avenue`s` Area Of Exmouth
- +• General Updating Now Required • Gas Central Heating & Double Glazing • Living Room, Dining Room, Kitchen & Conservatory • 2 Ground Floor Bedrooms, En - Suite & Bathroom • First Floor Bedroom With Maer Valley Views • Double Garage, Corner Plot Gardens, NO ONWARD CHAIN



## Accommodation

### Ground Floor

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

#### Entrance Hall

Obscure uPVC double glazed window to front. Staircase rising to first floor. Radiator. 2 useful cloaks / storage cupboards. Wooden flooring. Smoke alarm. Radiator.

#### Living Room 17'11" (5.46m) x 13'4" (4.06m)

Dual aspect having uPVC double glaze windows to side and front with views towards the Maer Valley. Marble fireplace feature. Radiator. Wall mounted central heating thermostat. Double doors leading to:

#### Dining Room 9'11" (3.02m) x 9'7" (2.92m)

Dual aspect having uPVC double glazed window to side and window overlooking conservatory. Radiator. Door leading to:

#### Kitchen 12'10" (3.91m) x 11'5" (3.48m)

Window overlooking conservatory. 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. Electric cooker point. Space and plumbing for washing machine. Further space under the worktop for fridge etc. Radiator. Door leading to hallway and door leading to:

#### Conservatory 19'4" (5.89m) x 6'0" (1.83m)

uPVC double glazed windows to rear and either side on rendered dwarf brick walls. uPVC double glazed sliding patio doors leading to the rear garden.

#### Bedroom 1 17'5" (5.31m) x 12'7" (3.84m) Plus Bay

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

#### Bedroom 2 16'2" (4.93m) x 11'5" (3.48m)

uPVC double glazed window to rear. Fitted double wardrobe. Radiator. Door leading to:

#### En - Suite

Obscure uPVC double glazed window to rear. White suite of double shower tray with thermostatically controlled shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Tiled flooring. Radiator.

#### Bathroom

Obscure glazed window to en-suite. Coloured suite of panelled bath, low level WC and pedestal wash hand basin. Tiling to dado height. Radiator.

### First Floor

#### Landing

Wall mounted gas fired boiler that supplies the central heating and domestic hot water. Airing cupboard housing hot water tank with slatted shelving. Door leading to part boarded loft space with light that, subject to gaining the correct plan of permissions, could be converted to provide further living accommodation if required. Door leading to:

#### Bedroom 3 17'10" (5.44m) x 12'4" (3.76m) Max

uPVC double glazed window to front gaining Maer Valley views.





### Externally

A feature of this property are the corner plot Gardens. The Front Garden is laid mainly to lawn and planted with various shrub and herbaceous beds and borders that provide year round interest and colour. Hedge screen and low brick wall boundaries. Rear pedestrian access via garden gate. A driveway to the side of the property provides ample off road parking and leads to:

### Double Garage 16'11" (5.16m) x 16'0" (4.88m)

Remote controlled roll up and over door front. Gas and electric meters. Wall mounted electric trip switch fuse box. Window to rear. Personal door to rear leading to rear garden.

### Rear Garden

Landscaped with several small patio areas with the remainder then being laid mainly to lawn with shrub beds and borders that, again, provides year round interest and colour. Timber garden shed. Timber summer house. Outside lighting. Front pedestrian access to either side of property via garden gates.

### Tenure

The property is FREEHOLD

### Services

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

### Mortgage Assistance

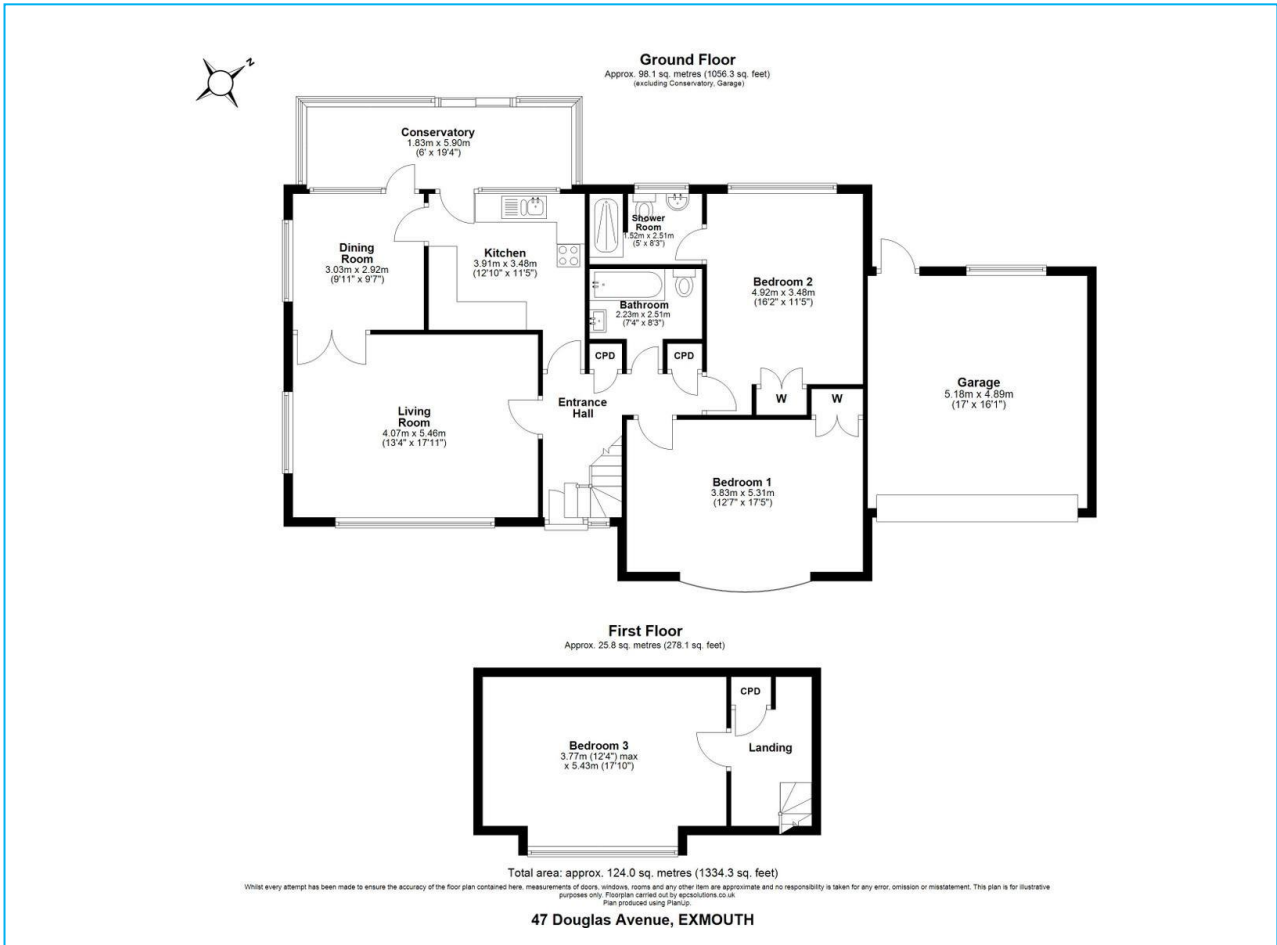
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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 Note

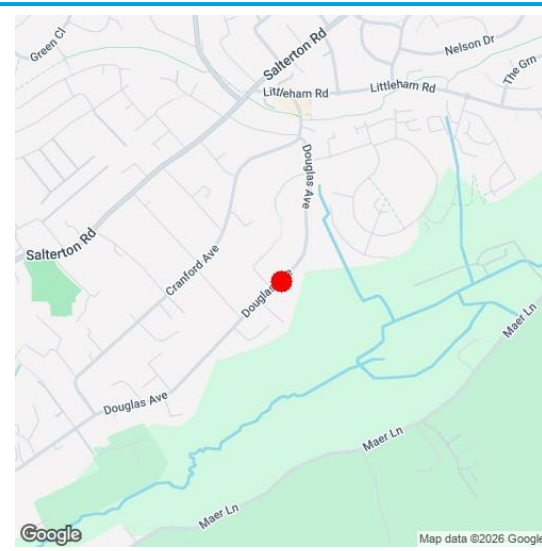
These are draft particulars and are awaiting vendors verification



**Directions**

From our prominent Town Centre office, proceed into Rolle Street and continue into Rolle Road, proceed straight ahead at the roundabout, then bear left, past The Deaf Academy, into Douglas Avenue. The property will be found on the corner with Dunsford Close, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		61	70
<small>EU Directive 2002/91/EC</small>			



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.