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Offers In Excess Of £700,000
157 St Johns Road, Exmouth, EX8 4EW



**** Open Day Saturday 25th April 13:30 – 15:00 – Call To Book An Appointment**

- Extended 5 Double Bedroom Detached House In Cul-De-Sac • Gas Central Heating & Double Glazing • Bespoke, Open Plan 35' Kitchen / Family Room • 3 Ground Floor Bedrooms • Ground Floor En-Suite & 4 Piece Family Bathroom • 2 First Floor Bedrooms, Master Dressing Room & Bespoke Shower Room • Double Garage & Double Width Driveway • Private Rear Garden, Viewing Advised



Accommodation

Ground Floor

Step up to composite front entrance door leading to:

Entrance Porch

Double glazed window to size. Sensor light. Open to:

Entrance Hall

Stairs rising to mezzanine level. Radiator. Inset ceiling lights. Smoke alarm. Wall mounted control panel for underfloor bathroom heating. Doors leading to bedroom 4 and family bathroom

Mezzanine

Stairs rising to first floor. Doors leading to 2 bedrooms and:

Open Plan Kitchen / Family Room 35'3" (10.74m) Max x 23'9" (7.24m) Max

Living Area 15'6" (4.72m) x 11'11" (3.63m)

Picture window to rear overlooking rear garden. 2 Radiators. Inset ceiling lights. Focal point of Media wall including a ventless Bioethanol fire. Access to either side leading to:

Kitchen / Dining / Family Area 23'9" (7.24m) x 18'11" (5.77m)

Dual aspect having sliding patio doors to rear leading to the rear garden and window to side. Good range of modern fitted, white gloss cupboard and drawer storage units with Granite work surfaces and matching up stands. Large Island / breakfast bar with integrated 4 ring induction hob, boiling water mixer tap, Dekton work surface and breakfast bar. Integrated one and a half bowl sink with mixer tap and worktop drainer. Built in electric double oven including microwave oven. Integrated dishwasher, fridge, freezer and wine cooler. 2 Radiators. Inset ceiling lights. Smoke alarm. Door leading to:

Utility Cupboard

Space and plumbing for washing machine. Heated towel rail. Storage cupboards.

Bedroom 2 16'9" (5.11m) x 9'7" (2.92m)

Dual aspect having uPVC double glazed sliding patio doors to balcony and double glazed window to side. Radiator. Insect ceiling lights. Open to:

En - Suite

Obscure double glazed window to side. Modern suite of double shower cubicle with thermostatically controlled shower unit over, including rainfall Waterhead, concealed cistern WC and vanity wash hand basin. Heated towel roll. Tiled flooring. Extractor fan. Inset ceiling lights.

Bedroom 4 11'11" (3.63m) To Wardrobe x 10'8" (3.25m)

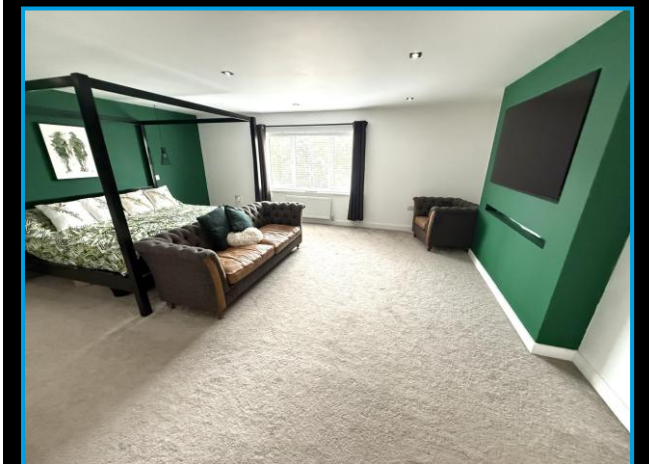
Double glazed window to front. Range of fitted wardrobes to one wall with sliding fronted doors. Radiator. Inset ceiling lights. Exposed wooden floorboards.

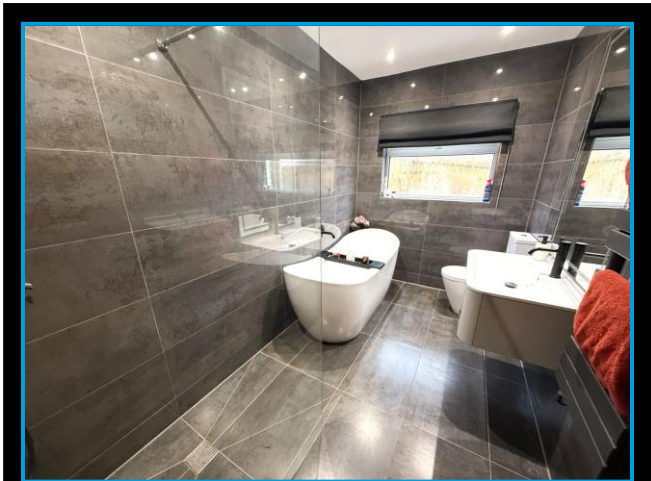
Bedroom 5 10'10" (3.3m) x 9'8" (2.95m)

Obscure double glazed window to side. Radiator. Inset ceiling lights.

Bathroom 10'7" (3.23m) x 6'1" (1.85m)

Obscure double glazed window to side. Modern fitted suite comprising walk-in shower with thermostatically controlled shower unit over, including rainfall Waterhead, freestanding bath, low level WC and vanity wash hand basin. Fully tiled walls and floor including underfloor heating. Heated towel rail. Inset ceiling lights. Extractor fan. Access to boarded loft storage area.





First Floor

Landing

Access to insulated loft space via trap door with ladder. Airing cupboard housing the hot water cylinder. Smoke alarm. Radiator. Inset ceiling lights. Wall mounted thermostat for under floor heating to bathroom. Doors leading to 2 bedrooms and shower room.

Bedroom 1 19'3" (5.87m) x 15'10" (4.83m)

Double glazed window to front. 2 radiators. Inset ceiling lights. Open to:

Dressing Room 22'6" (6.86m) x 6'9" (2.06m)

Obscure double glazed window to rear. Radiator. The freestanding wardrobes in situ are included in the sale. There is plumbing available to create an en - suite if desired. Inset ceiling lights.

Bedroom 3 15'9" (4.8m) x 9'9" (2.97m)

Double glazed window to front. Radiator. Inset ceiling lights. The freestanding wardrobes in situ are included in the sale.

Shower Room 12'7" (3.84m) x 6'8" (2.03m)

Obscure double glazed window to rear. White suite of triple shower with thermostatically controlled shower unit, including rainfall waterhead and splash screen, concealed cistern WC and wash hand basin. There is plumbing available for a bath to be fitted if desired. Fully tiled walls and floor including under floor heating. Dual fuel heated towel rail. Extractor fan. Inset ceiling lights.

Externally

The open plan Front Garden is laid to shingle with a flagstone step leading up to the front entrance door. A double width driveway provides ample off road parking for several motor vehicles and leads to:

Double Garage 16'11" (5.16m) x 16'7" (5.05m)

2 remote controlled roll up and over doors to front. Useful cupboard and drawer storage units with worksurface. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Gas and electric meters. Wall mounted electric trip switch fuse box. Power and light connected. Stainless steel sink with mixer tap (hot and cold water). Heated towel rail.

Rear Garden

The property has an enclosed, easy to maintain and private Rear Garden consisting of a composite decking area with Pergola and hot tub immediately adjacent the property. Steps then lead up to an area of artificial grass with the remainder of the garden being laid to shingle, all areas provide ideal of opportunities for outdoor dining and sitting during the fine weather. Timber panel fence and wall boundaries. Timber garden shed. Outside power points. Outside water tap. Front pedestrian access to either side of the property.

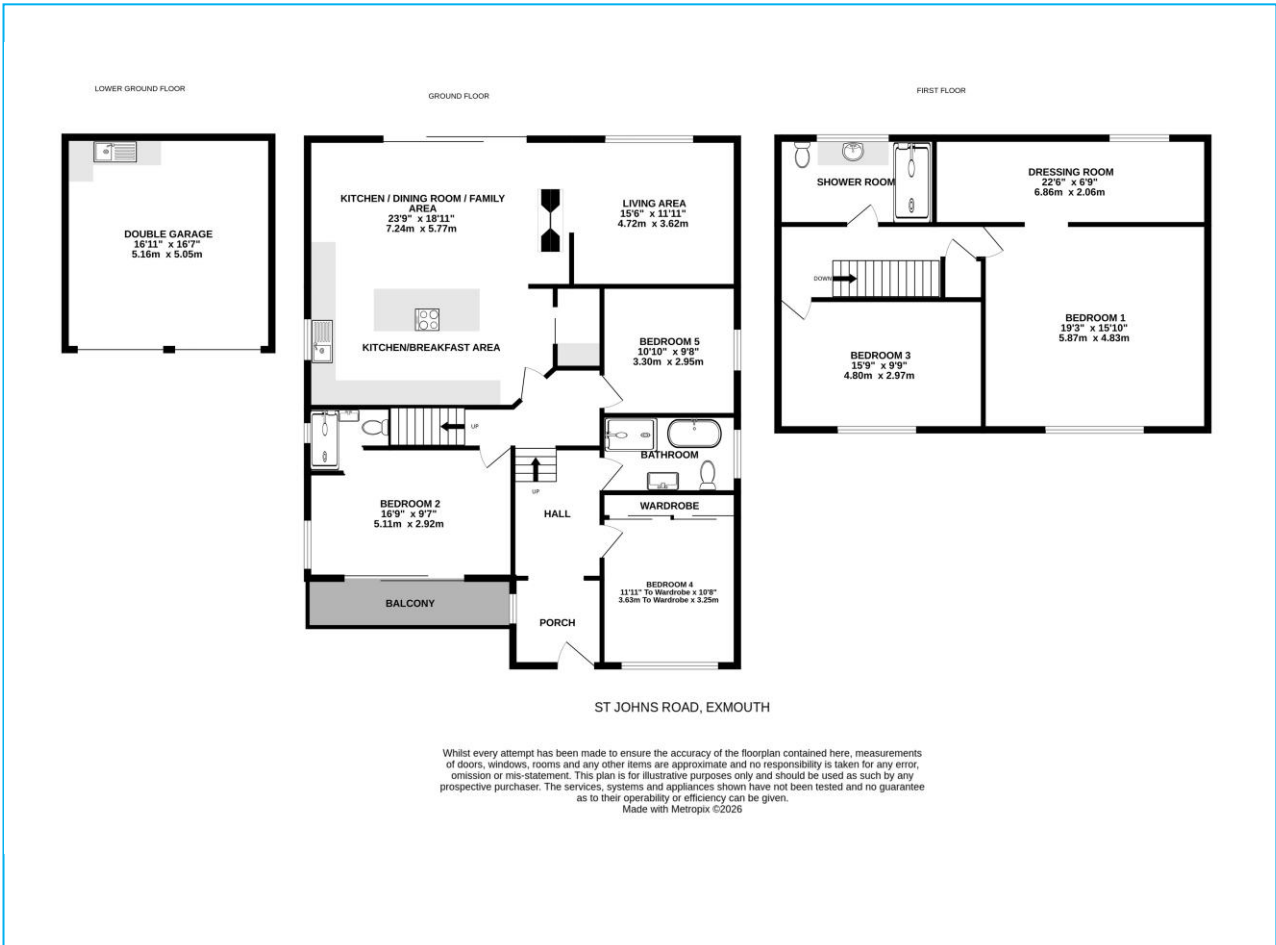
Tenure

The property is FREEHOLD

Services

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

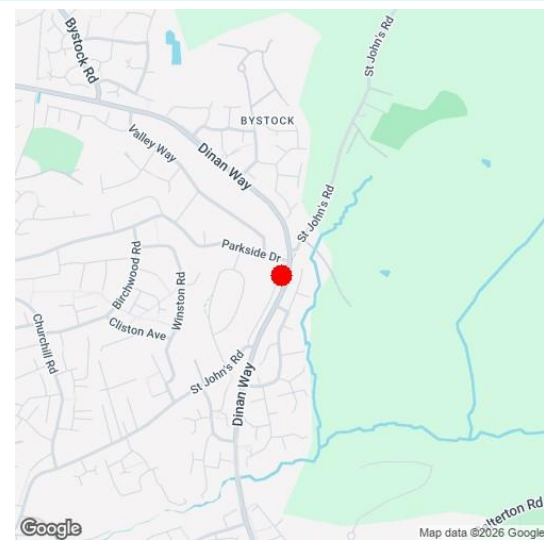




Directions

From our prominent Town Centre office, proceed out of town onto Salterton Road. After passing Tesco on the left hand side, and at the next set of traffic lights by Lidl, turn left into Dinan Way. Take the 3rd turning left into St Johns Road, then immediately right, where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
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

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.