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LINKS ESTATE AGENTS

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Guide Price £375,000
3 Vale Road, Exmouth, EX8 2LZ

• Extended Semi Detached House • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Good Sized Living Room • Modern Fitted Kitchen / Dining Room, Utility • 3 First Floor Double Bedrooms • Master En - Suite Shower Room, Family Bathroom • Level Rear Garden • Ample On Street Parking, Cul-De-Sac Location

Accommodation

Ground Floor
Step up to front entrance door, beneath storm canopy, leading to:

Entrance Hall
Staircase rising to first floor. Radiator. Wall mounted central heating thermostat. Doors leading to living room and:

Cloakroom
Dual aspect having obscure uPVC double glazed windows to rear and side. White suite of low level WC and wall mounted wash hand basin. Radiator. Useful under stairs storage cupboard. Wall mounted gas fire Combi boiler that supplies the central heating and domestic hot water.

Living Room 22'1" (6.73m) x 13'2" (4.01m) Max
Walk - in uPVC double glazed bay window to front and further uPVC double glazed window to front. 3 radiators. Door leading to:

Kitchen / Dining Room 16'10" (5.13m) x 13'8" (4.17m)
Dual aspect having uPVC double glazed French doors to the side that lead to the rear garden and uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with work surfaces and matching up stands. Composite one and a half bowl sink with single drainer unit and mixer tap. The Range style cooker in situ, with filter above, are included in the sale. The American style fridge / freezer is included in the sale. Integrated dishwasher. Matching breakfast bar. Integrated microwave. Radiator. Inset ceiling lights. Door leading to:

Utility
Space and plumbing for washing machine. Further space for appliances like tumble dryer etc.

First Floor

Half Landing
Obscure uPVC double glazed window to side. Staircase rising to landing and door leading to:

Bathroom
Obscure uPVC double glazed window to rear. White suite of panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan.

Landing
Access to insulated loft space. Doors leading to:

Bedroom 1 16'9" (5.11m) x 12'8" (3.86m)
uPVC double glazed window to rear. The wardrobes in situ are included in the sale. Radiator. Pocket door leading to:

En - Suite
Obscure uPVC double glazed window to side. Modern fitted white suite of shower cubicle with electric shower unit and splash screen walls. Concealed cistern WC. Vanity wash hand basin. Shaver socket. Extractor fan.

Bedroom 2 13'5" (4.09m) x 11'4" (3.45m)
uPVC double glaze window to front. Radiator.

Bedroom 3 10'4" (3.15m) x 9'11" (3.02m)
uPVC double glazed window to front. Radiator.

Externally
There is an easy to maintain, level and enclosed Front Garden that is laid to patio with hedge and brick wall boundaries. Timber

gate gives pedestrian access to pathway which leads to front entrance door.

Rear Garden
The property has a good sized, level and enclosed Rear Garden having a patio area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with hedge boundaries and timber panel fenced boundary to rear. Timber garden shed. Outside water tap. Front pedestrian access to side of property via timber garden gate.

Parking
There is ample on street parking within the Cul-De-Sac and within neighbouring roads.

Tenure
The property is FREEHOLD

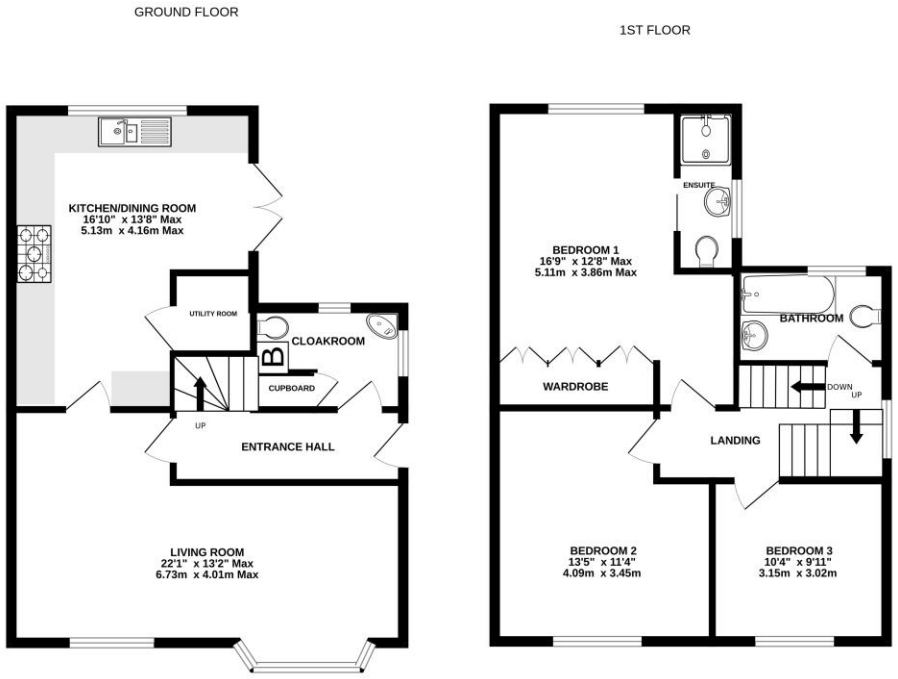
Services
All mains services are connected. The property is on a water meter. Council Tax Band C

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

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



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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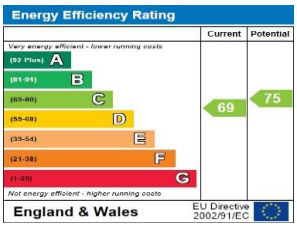
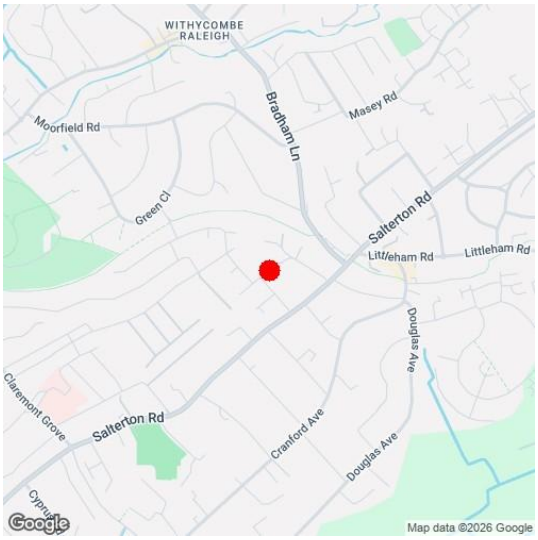
Directions

From our prominent Town Centre office, proceed up Rolle Street and turn left at the mini roundabout into Salterton Road. Proceed through the first set of traffic lights and just before the garage, turn left into Hamilton Road. As the road bends to the left, turn right into Vale Road where the property will be found clearly identified by our For Sale sign.





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 guidline 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.