





Guide Price £250,000

16 Elizabeth Road, Exmouth, Devon, EX8 4NT

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A well located semi-detached bungalow in need of modernisation with a large south-facing rear garden.

- **Spacious living room with patio doors out to the rear garden**
- **Kitchen and enclosed rear porch**
- **Two good size bedrooms**
- **Bathroom/w.c.**
- **Electric night storage heating & extensive UPVC double glazing**
- **Large private south-facing rear garden**
- **Garage and driveway parking**
- **No chain**
- **EPC = E**
- **Council Tax = C**

Worth viewing because…
The bungalow is situated in a small quiet cul-de-sac with a garage, driveway and South facing rear garden. The property is short walking distance of local shops, schools, bus routes as well as nearby Brixington Park & recreation ground.

In more detail…
The front door is to the side of the bungalow providing access to an L shape reception hall. Doors then lead to two good size bedrooms, bathroom/w.c. and a spacious living room with patio doors out to the rear garden. Off the living room is a kitchen with a small rear porch. There are good size gardens to both the front and rear with a driveway leading to a garage. The large rear garden is a feature of this property enjoying a fine sunny aspect.

The coastal town of Exmouth…
The property is approximately two miles from the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline.

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The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter.
The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Bear in mind…
This is a good opportunity for someone looking to modernise and put their own stamp on a property. The bungalow needs general modernisation and is being sold with no chain.

Directional Note…
What3words:///lion.funds.woof

Room sizes
Living room: 17’0” x 11’1” (5.17m x 3.38m) maximum measurements.
Kitchen: 8’5” x 7’11” (2.57m x 2.41m).
Bedroom 1:11’5” x 10’8” (3.49m x 3.24m)
Bedroom 2: 10’11” x 8’11” (3.34m x 2.72m) maximum measurements.
Bathroom: 7’5” x 5’7” (2.27m x 1.70m) maximum measurements.
Garage: 16’2 x 8’1 (4.92m x 2.46m)

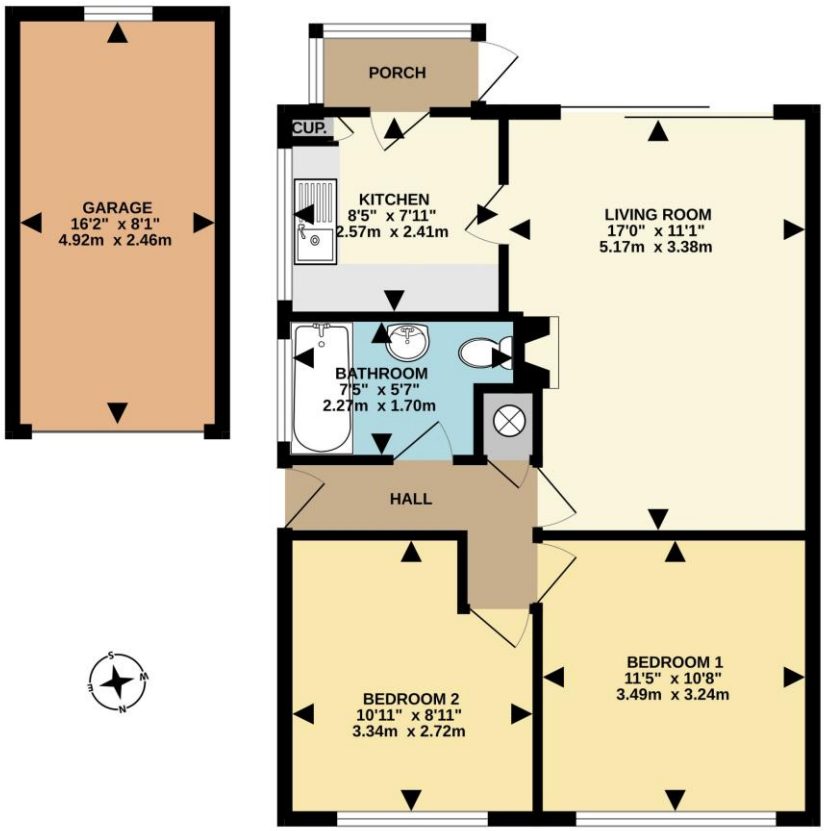
Services: All mains services are connected.





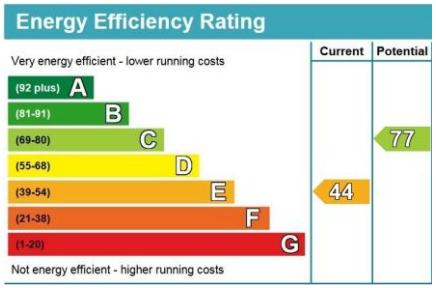
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GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

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