

**Guide Price £350,000**  
**7 Drakes Gardens, Exmouth, EX8 4AD**



- Attractive 3 Bedroom Modern End Of Terrace House • Sought After Residential Cul-De-Sac
- Open views To The Rear • Easy To Maintain Gardens And 17' Workshop
- Spacious Lounge/Dining Room • Kitchen/Breakfast Room • Shower Room/WC And Downstairs Cloakroom/WC • Single Garage - NO ONWARD CHAIN



## Accommodation

### Ground Floor

Canopy porch. Outside courtesy light. Double glazed door to:

### Hallway

Radiator. Built-in storage cupboard. Doors to:

### Cloakroom/WC

Double glazed window to the front. Low level WC. Wash hand basin. Radiator.

### Lounge/Dining Room 17'10" (5.44m) x 16'11" (5.16m)

A spacious room with double glazed window to the rear. Sliding double glazed patio doors leading to the rear garden with open views. Electric fire in decorative surround. 3 radiators. TV point. Telephone point. Stairs to first floor.

### Kitchen / Breakfast Room 10'0" (3.05m) x 9'8" (2.95m)

Double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces, matching breakfast bar and tiled splash backs. Stainless steel twin sink unit with mixer tap. Electric cooker point. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted gas fired boiler supplying the central heating and domestic hot water. Radiator.

## First Floor

### Landing

Double glazed window to the side. Built-in airing cupboard. Radiator. Hatch to roof space. Doors to:

### Bedroom 1 14'8" (4.47m) x 9'9" (2.97m)

Double glazed window to the rear with open views. Radiator. Built-in wardrobe/storage cupboard.

### Bedroom 2 10'4" (3.15m) x 9'9" (2.97m)

Double glazed window to the front. Radiator.

### Bedroom 3 8'8" (2.64m) x 6'11" (2.11m)

Double glazed window to the rear with open views. Radiator.

### Shower Room/WC

Double glazed window to the front. Quadrant shower cubicle with electric shower. Close-coupled WC. Wash hand basin with cupboard below. Radiator. Extractor fan.

### Externally

Drakes Gardens has communal areas of lawned gardens for residents only.

Private front paved patio area and access down the side of the property leading into the rear garden. The garden is designed with ease of maintenance in mind and comprises paved patio areas and attractive well stocked flower and shrub borders. The garden is also accessed from the lounge/dining room via a metal balcony with steps down.



### Workshop 17'2" (5.23m) x 9'7" (2.92m)

Situated under the main house and accessed from the garden. Window to the front. Fitted work bench. Power and light.

### Garage

Of single size. Up and over door. Located in a block close by.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band D

### 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

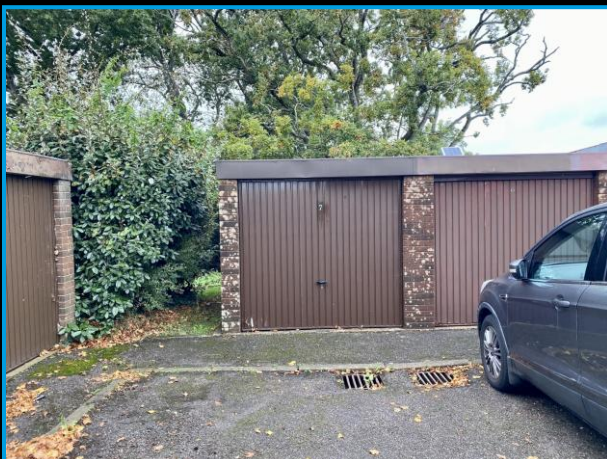
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

Please note these are draft particulars and are awaiting vendors verification. Each property pays approx £50 per month towards the up keep of the communal areas within Drakes Gardens.

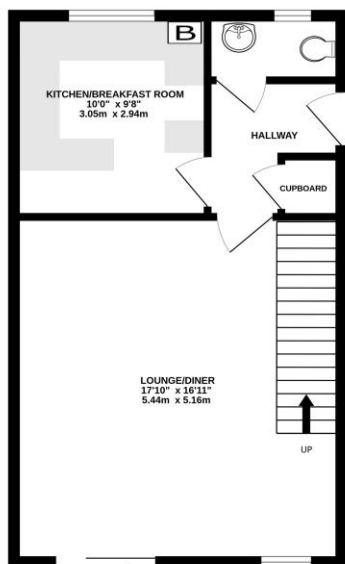


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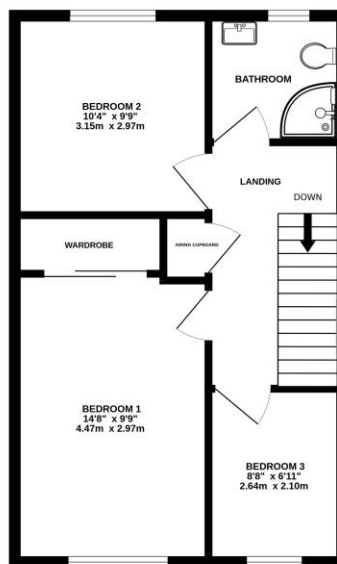
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GROUND FLOOR



1ST FLOOR



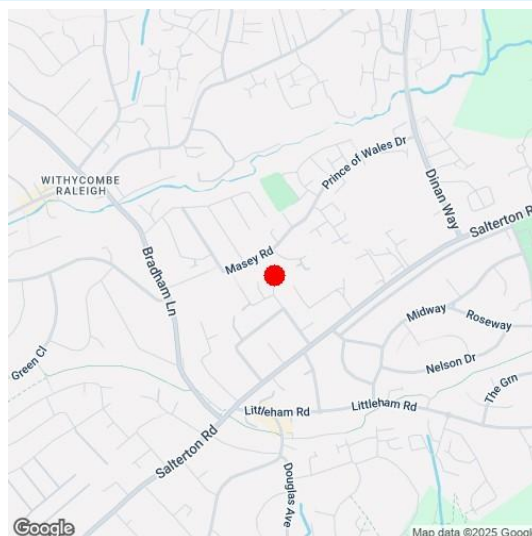
DRAKES GARDENS, EXMOUTH

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 leave Exmouth town centre, proceed out of town along Salterton Road. Just before reaching Tesco, turn left into Drakes Avenue. Drakes Gardens will be found at the end of the road on the right.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <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>                             |         |           |
| 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.

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