



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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35 St. Margarets View, Exmouth, EX8 5BJ

GUIDE PRICE
£355,000
TENURE Freehold



A Well Presented Link Detached House Enjoying A Favourable Location On A Small Development With Secluded Rear Garden, Driveway And Garage

Reception Hall * Lounge/Dining Room * Kitchen * Ground Floor Cloakroom/Wc * Three First Floor Good Size Bedrooms * Modern Bathroom Suite * Gas Central Heating * Double Glazing * EV Charger
Super Position Close To Rural Walks

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THE ACCOMMODATION COMPRISES: uPVC wood-effect front door with window inset and matching picture window side screen giving access to:

RECEPTION HALL: uPVC double glazed window to side aspect, radiator, staircase rising to first floor with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: Fitted with WC, pedestal wash hand basin with tiled splashback, radiator, uPVC double glazed window with patterned glass.

LOUNGE/DINING ROOM: 6.81m x 3.4m (22'4" x 11'2") narrowing in dining area to 2.95m (9'8") A bright spacious room with uPVC double glazed window overlooking the rear garden and sliding double glazed patio doors opening onto the garden, TV point, two radiators, wooden fire surround with stone hearth, serving hatch to kitchen.

KITCHEN: 3.33m x 2.54m (10'11" x 8'4") Fitted with patterned worktops with tiled surrounds, cupboards, drawer units and plumbing for automatic washing machine beneath, single drainer sink unit with mixer tap, wall mounted cupboards incorporating one glass fronted display unit, electric cooker point, space for upright freezer, wall mounted gas boiler for hot water and central heating, timer control for hot water and central heating, uPVC double glazed window to front aspect.

FIRST FLOOR LANDING: With access to roof space, airing cupboard with water cylinder and slatted shelving, uPVC double glazed window to front aspect.

BEDROOM 1: 3.58m including doorway recess x 3.3m (11'9" x 10'10") uPVC double glazed window to rear aspect enjoying a pleasant open outlook towards fields and coastline in the distance, built-in double wardrobe with clothes rail and shelving, radiator.

BEDROOM 2: 3.43m x 2.67m (11'3" x 8'9") Built-in double wardrobe with clothes rail and shelf, radiator, uPVC double glazed window to rear aspect, again enjoying a pleasant open aspect.

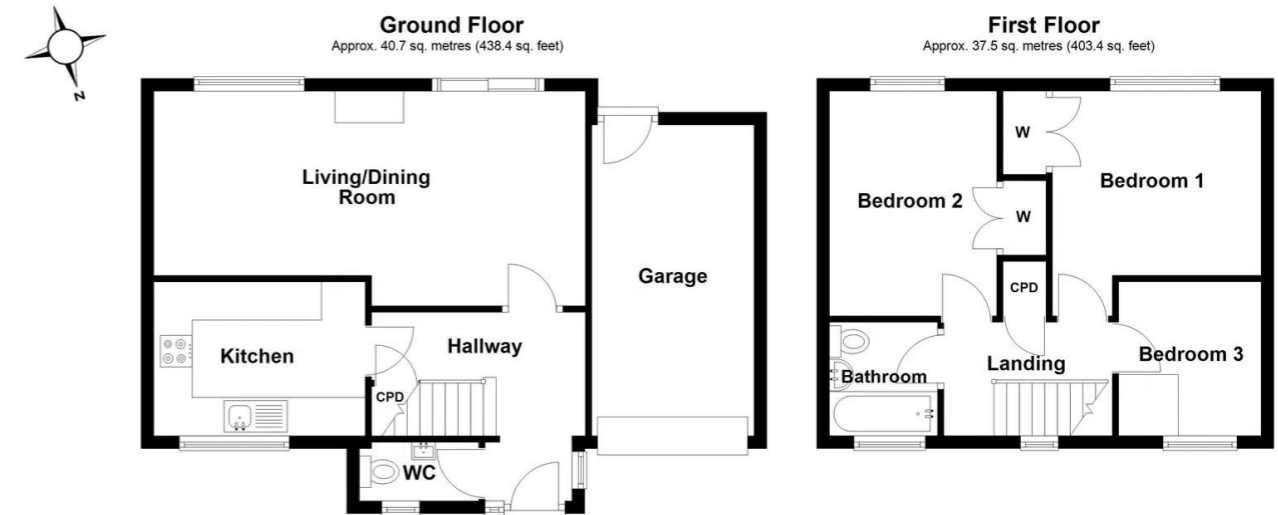
BEDROOM 3: 2.44m x 2.29m (8'0" x 7'6") A good size third bedroom, radiator, uPVC double glazed window to front aspect, display surface above stairwell recess.

BATHROOM/WC: 1.7m x 1.96m (5'7" x 6'5") Fitted with modern white suite comprising bath with Mira shower unit over, shower curtain and rail, pedestal wash hand basin, WC, attractively tiled walls, corner mirror fronted medicine cabinet, radiator, shaver socket, fitted mirror with light, uPVC double glazed patterned window to front aspect.

OUTSIDE: To the front of the property is a lawned garden with driveway parking to GARAGE. There is an EV charger. Wooden side gate and pathway leads through to the rear garden via a pergola. The rear garden is fully enclosed, mainly laid to lawn and edged with flower and shrub beds.

GARAGE: 5.13m x 2.57m (16'10" x 8'5") Up and over door, power and light connected.

FLOOR PLAN:



Total area: approx. 78.2 sq. metres (841.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk

Plan produced using PlanUp.

35 St. Margarets View, EXMOUTH