






Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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25 Langstone Drive, Exmouth, EX8 4HT

GUIDE PRICE
£309,950
TENURE Freehold



Spacious Mid Terrace Family Home With Driveway And Garage Situated In A Popular And Convenient Location Close To A Range Of Amenities And Bus Routes

Entrance Porch * Ground Floor Cloakroom/Wc * Open-Plan Modern Kitchen/Breakfast Room * Living Room * Dining Room/Office/Family Room * Three/Four First Floor Bedrooms * Bathroom/Wc * Gas Central Heating With Modern Boiler * Double Glazed Windows * Split-Level Rear Garden * Driveway & Garage

rightmove

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25 Langstone Drive Exmouth, EX8 4HT

THE ACCOMMODATION COMPRISES: UPVC double glazed front door with patterned glass window inset to:

ENTRANCE PORCH: Central ceiling light; radiator.

GROUND FLOOR CLOAKROOM/WC: 1.45m x 1.07m (4'9" x 3'6") Comprising WC with push button flush, space saver wash hand basin with tiled splashback, radiator, UPVC double glazed window with patterned frosted glass.

From the Entrance Porch, glazed panelled door to:

KITCHEN/BREAKFAST ROOM: 5.01m x 4.46m (16'5" x 14'8") Maximum measurement including the stairs area, narrowing to 6'3". Fitted with a range of modern units with laminate wood effect work surfaces with inset single drainer sink unit with mixer tap over; drawer units; cupboards; plumbing for automatic washing machine and space for dishwasher beneath. Inset four ring gas hob with built-in electric oven below; concealed extractor hood above; matching range of eye level cupboards; attractive tiled surrounds. UPVC double glazed window to front elevation; radiator, telephone point; power points; display shelving; vinyl wood effect flooring; glazed panelled door to:

LIVING ROOM: 4.45m x 2.73m (14'7 x 9'0") Maximum measurement into wall recess, with access to storage cupboard with shelving space; A bright sunny aspect room with UPVC double glazed windows to rear elevation; radiator; bamboo wood flooring; television point; power points; ceiling light; glazed panelled door to:

OFFICE: 2.40m x 2.30m (7'10" x 7'7") A versatile room currently used as a home office with UPVC double glazed window to rear elevation, double glazed door giving access to the rear garden, internal door into garage; power points. From the Breakfast Room area staircase rises to:

FIRST FLOOR LANDING: With access to roof space which is partially boarded with power; linen cupboard housing Glow-worm gas combi boiler for hot water and central heating; slatted shelving beneath; smoke detector.

BEDROOM ONE: 4.51m x 2.67m (14'10" x 8'9") With triple UPVC double glazed windows enjoying a pleasant open outlook and distant coastline views beyond; built-in wardrobes with sliding doors; clothes hanging rails and shelf; wall lighting; power points; radiator.

BEDROOM TWO: 3.98m x 2.40m (13'1" x 7'10") With UPVC double glazed window to front elevation; power points; radiator; door to:

BEDROOM FOUR/STUDY: 2.36m x 2.16m (7'9" x 7'1") With UPVC double glazed window to rear elevation enjoying a pleasant open outlook; power points; radiator.

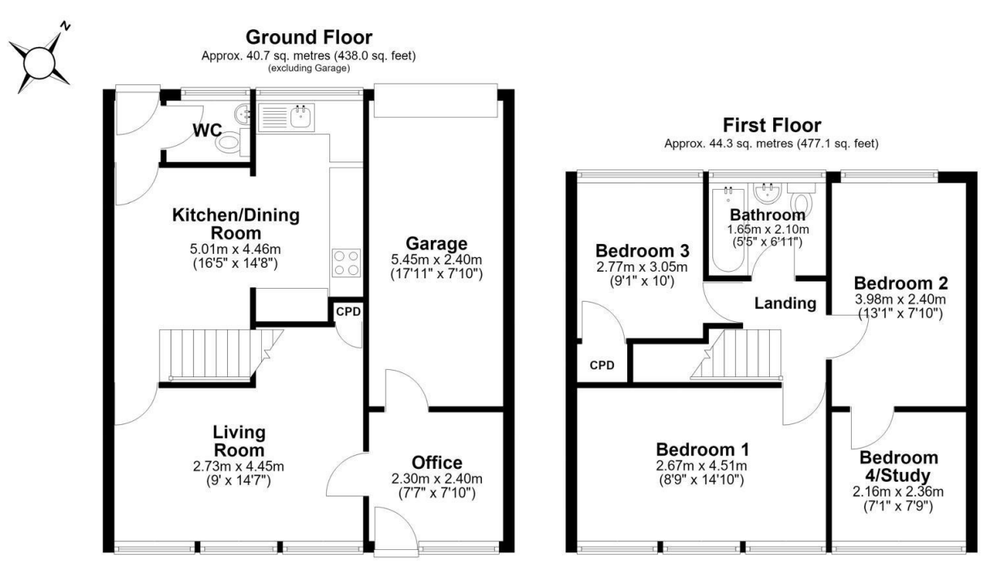
BEDROOM THREE: 3.05m x 2.77m (10'0" x 9'1") Maximum measurement into door recess; UPVC double glazed window to front elevation; power points; ceiling light; radiator; wardrobe with shelving.

BATHROOM/WC: 2.10m x 1.65m (6'11" x 5'5") Fitted with a modern suite comprising bath; shower attachment; pedestal wash hand basin; WC with push button flush; radiator. Fitted mirror fronted medicine cabinet with light over; part tiled walls; wood effect vinyl flooring.

OUTSIDE: To the front of the property is a paved tiered garden with patio stone pathway leading to the property. To the rear is an enclosed split level garden comprising of patio area and steps leading down to a level lawned area of garden edged with flower beds and borders. Timber fenced surrounds. The driveway provides OFF ROAD PARKING leading to:

GARAGE: 5.45m x 2.40m (17'11" x 7'10") With up and over door. Power and light connected. Shelving storage areas and water tap. A door gives access into the property.

FLOOR PLAN:



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.