



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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64 Halsdon Avenue, Exmouth,
EX8 3DW

GUIDE PRICE

£495,000

TENURE Freehold



A Well Presented Detached Chalet Style Bungalow Located In A Highly Desirable Location Within Reach Of The Exe Cycle Trail, Town Centre And Sea Front And Offered For Sale With No Ongoing Chain.

Bright Well Presented Accommodation * Good Size Lounge/Dining Room * Fitted Kitchen/Breakfast Room * Ground Floor Bedroom With Access To Conservatory * Ground Floor Shower Room/WC * Two First Floor Double Bedrooms * First Floor Cloakroom/WC Gas Central Heating And Double Glazing * Views Towards The Estuary * Viewing Recommended * No Onward Chain

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THE ACCOMMODATION COMPRISES: Open entrance porch with courtesy light; Upvc double glazed front door with adjoining picture window giving access to:

RECEPTION HALL: Radiator; stairs rising to first floor landing with useful understairs storage cupboard beneath.

LOUNGE/DINING ROOM: 6.38m x 3.91m (20'11" x 12'10") A bright spacious dual aspect room with double glazed windows to side and front aspects; tiled fire place and hearth housing living flame effect coal gas fire; television point; two radiators.

KITCHEN/BREAKFAST ROOM: 5.64m x 2.92m (18'6" x 9'7") Another spacious dual aspect room with double glazed windows to the side and rear aspects and comprising of patterned worktops with tiled surrounds with cupboards and drawer units and plumbing for automatic washing machine and integrated fridge beneath worktops; one and a half bowl single drainer sink unit with mixer tap; four ring electric hob with extractor hood over; built in oven with cupboards above and below; range of wall mounted cupboards, one housing Baxi gas boiler for hot water and central heating; two radiators; double glazed door to rear porch; double glazed window with patterned glass and double glazed door giving access to the rear garden.

GROUND FLOOR BEDROOM ONE: 4.52m x 3.3m (14'10" x 10'10") A good size double bedroom with radiator; sliding double glazed patio doors leading on to:

CONSERVATORY: 3m x 3m (9'10" x 9'10") A fine addition to the accommodation with ceiling electric fan light; power sockets; double glazed windows and double glazed double doors leading onto the rear garden.

GROUND FLOOR SHOWER ROOM/WC: 2.39m x 1.65m (7'10" x 5'5") A modern suite comprising of a shower cubicle with curved shower splash screen doors; shower unit; wall mounted wash hand basin with mixer tap and fitted mirror over; WC with push button flush; heated towel rail; fully tiled walls; double glazed window with patterned glass; ceiling extractor fan.

FIRST FLOOR LANDING: Airing cupboard with water cylinder and slatted shelving.

BEDROOM TWO: 3.94m x 3.05m (12'11" x 10'0") Good size double bedroom enjoying double glazed window to front aspect enjoying views to the estuary and coastline beyond; built in wardrobe with double sliding doors; radiator.

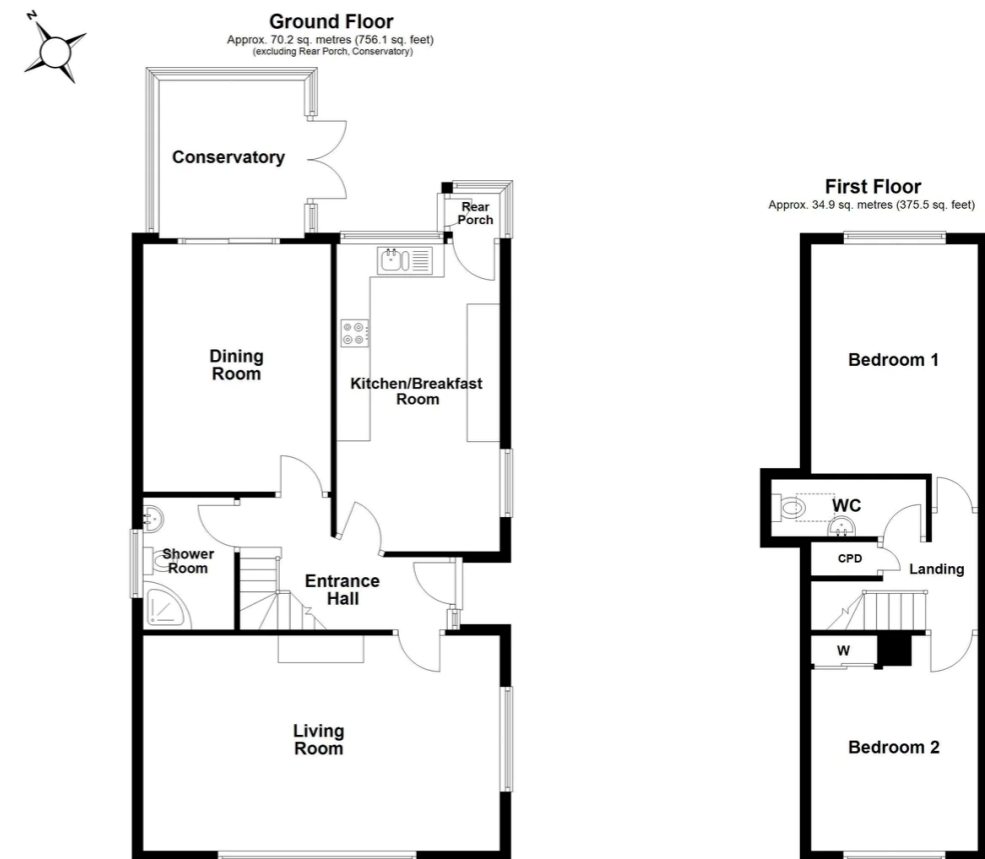
BEDROOM THREE: 4.88m x 3.05m (16'0" including doorway recess x 10'0") Another double bedroom with two access points into eaves storage space; radiator; double glazed window to rear aspect.

FIRST FLOOR CLOAKROOM/WC: 2.82m x 1.04m (9'3" x 3'5") Wall mounted wash hand basin with tiled splashback; WC with push button flush; radiator; double glazed velux window with patterned glass.

OUTSIDE: Enjoying an enviable location, the property is approached via a long driveway providing parking for numerous cars leading to the GARAGE. The front garden is attractively landscaped with stone resin area edged with colourful shrub beds. Side gate gives access into the rear garden. The rear garden is fully enclosed, mainly laid to lawn with patio sun terrace areas; flower and shrub beds with TIMBER GARDEN STORE 3.51m x 2.16m (11'6" x 7'1") located directly behind the garage and GARDEN ROOM 2.41m x 1.78m (7'11" x 5'10") with power connected, accessed via glazed double doors. Outside cold water tap.

GARAGE: 5.49m x 2.74m (18'0" x 9'0") Electric up and over door; power and light connected; window; direct access into the rear garden.

FLOOR PLAN:



Total area: approx. 105.1 sq. metres (1131.6 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 epsolutions.co.uk
Plan produced using PlanUp.

64 Halsdon Avenue, EXMOUTH