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LINKS ESTATE AGENTS

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Guide Price £285,000
19 Masey Road, Exmouth, EX8 4AS







• Attractive And Well Presented Bay Fronted Semi Detached House • 2 Double Bedrooms • Living Room And Separate Dining Room • Kitchen With Oven And Hob • Garden Room With Utility Cupboard • Modern Bathroom/WC • Enclosed Rear garden • Off Road Parking









Accommodation

Ground Floor
Outside courtesy light. Double glazed entrance door to:

Lobby
Glazed inner door to:

Hallway
Radiator. Stairs to first floor. Doors to;

Living Room 14'11" (4.55m) Into Bay x 11'3" (3.43m)
Double glazed bay window to the front. Radiator. TV aerial point. Fireplace opening (currently blocked off).

Dining Room 14'8" (4.47m) x 11'5" (3.48m)
Window to the rear. Radiator. Cupboard under stairs with window to the side and gas fired boiler supplying domestic hot water and central heating. Glazed door to:

Kitchen 7'5" (2.26m) x 7'1" (2.16m)
Double glazed window to the rear. Work top surfaces. Tiled splash back. Base cupboard and drawer units. Wall mounted units. Integrated electric oven. Inset 4 ring gas hob. Cooker hood over. Radiator. Glazed door to:

Garden Room 11'4" (3.45m) x 7'1" (2.16m)
Windows to side and rear. Water tap. Built in utility cupboard with window to the rear and plumbing for a washing machine. Glazed door to the rear garden.

First Floor

Landing
Double glazed window to the side. Hatch to roof space. Doors to:

Bedroom 1 14'8" (4.47m) x 13'10" (4.22m) Into Bay
Double glazed bay window to the front. Radiator. Telephone point. TV aerial point.

Bedroom 2 11'4" (3.45m) x 9'7" (2.92m)
Double glazed window to the rear. Built-in wardrobe. Radiator.









Bathroom/WC
Double glazed window to the rear. Panelled bath. Tiled splash back. Built-in shower. Pedestal was hand basin. Close-coupled WC. Heated towel rail. Extractor fan.

Externally
To the front of the property is an OFF ROAD PARKING AREA. Flower and shrub bed. Side gate leading to the rear garden.

The rear garden is enclosed and comprises a paved area with a lawned area of garden beyond. Flower and shrub borders and a timber deck located towards the bottom of the garden.

Tenure
The property is FREEHOLD

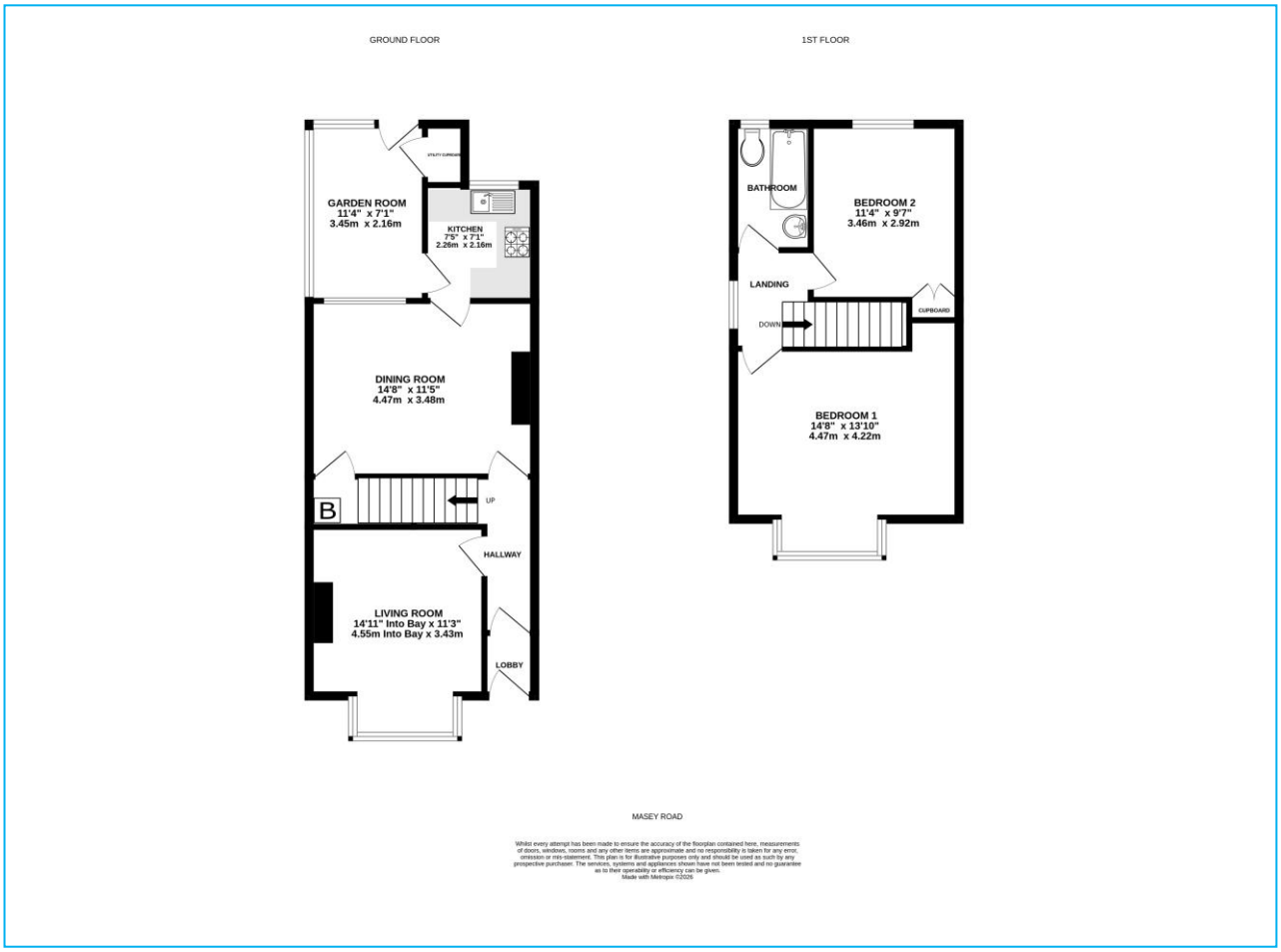
Services
All mains services are connected. Council Tax Band C

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

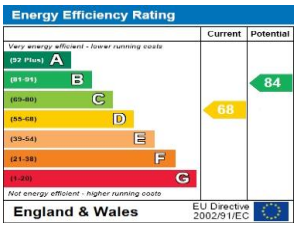
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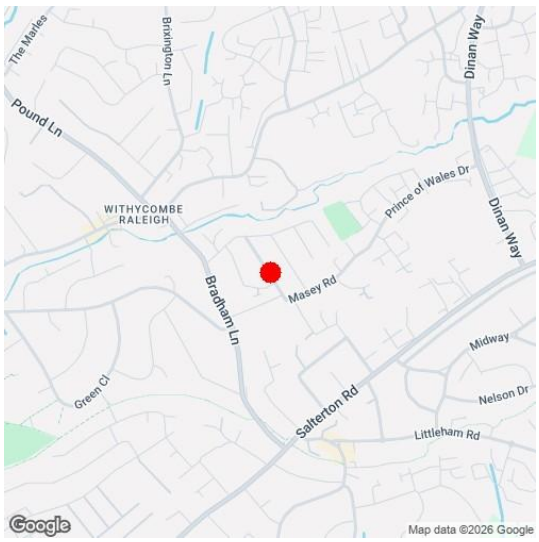
Agents Note
Please note these are draft particulars and are awaiting vendors verification.



Directions

Leaving Exmouth along Salterton Road, at Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and 2nd right into Masey Road. The property will be found on the left hand side, clearly identified by our For Sale board.





Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: 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 guidline 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.