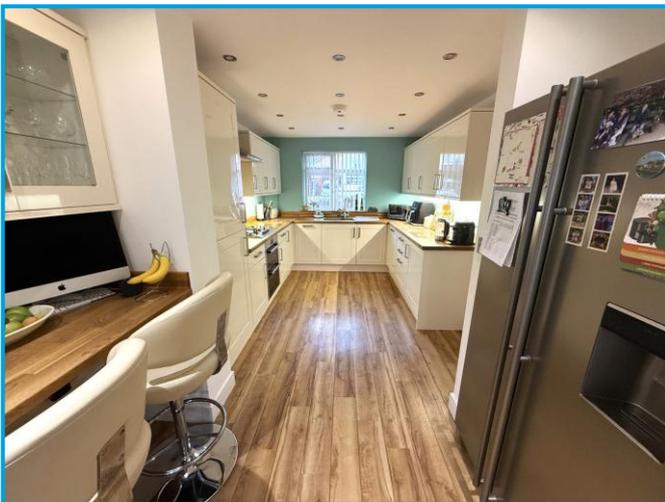


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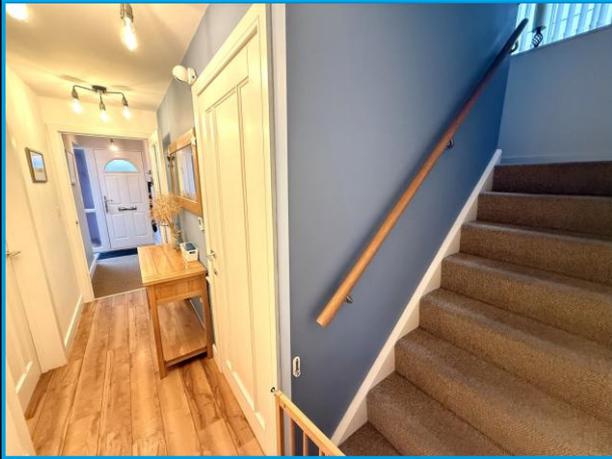
**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £475,000**  
**4 Newlands Avenue, Exmouth, EX8 4AX**



- Well Presented & Spacious Semi Detached House • Gas Central Heating (Underfloor To Ground Floor) & Double Glazing • Ground Floor Cloakroom, Living / Dining Room • Modern Fitted Kitchen / Breakfast Room, Utility • 4 First Floor Double Bedrooms With Wardrobes • Master En - Suite Shower Room & Family Bathroom
- South Westerly Facing Rear Garden, Driveway Parking • Viewing Recommended To Fully Appreciate



## Accommodation

### Ground Floor

Composite front entrance door, beneath storm porch with outside lighting, leading to:

### Entrance Porch

Obscure double glazed windows to front and side. Door leading to utility room and door leading to:

### Entrance Hall

Staircase rising to first floor. Karndean flooring with underfloor heating and wall mounted thermostat. Smoke alarm. Doors leading to living / dining room, kitchen / breakfast room and:

### Cloakroom

Modern fitted white suite of low level WC and vanity wash hand basin. Extractor fan. Karndean flooring with underfloor heating.

### Living / Dining Room 22'1" (6.73m) x 11'2" (3.4m) Plus Bay

uPVC double glazed French doors leading to rear garden and walk - in uPVC double glazed bay window to rear. Useful under stairs storage cupboard that houses the electric trip switch fuse box, gas fired Combi boiler that supplies the central heating and domestic hot water and controls for the Solar panels. Karndean flooring with under floor heating. Inset ceiling lights. Double doors leading to:

### Kitchen / Breakfast Room 17'0" (5.18m) x 9'3" (2.82m)

Double glazed window to front. Good range of modern fitted cupboard and drawer storage units with wooden work surfaces, breakfast bar and matching up stands. Stainless steel one and a half bowl sink with mixer tap and worktop drainer. Built - in 4 ring gas hob with double electric oven and grill below with filter hood above. Integrated dishwasher and waste bins. Space for American style fridge / freezer etc. Karndean flooring with underfloor heating. Inset ceiling lights.

### Utility Room 10'0" (3.05m) x 8'0" (2.44m)

Half obscure uPVC double glazed external door side leading to rear garden. Stainless steel single sink unit with mixer tap. Space and plumbing for washing machine. Further space for appliances. Door leading to:

### Store Room 8'0" (2.44m) x 7'2" (2.18m)

Up and over door to front. Power and light connected.

## First Floor

### Landing

uPVC double glazed window to side. Radiator. Useful linen storage cupboard. Smoke alarm. Access to insulated and part boarded loft space. Doors leading to:

### Bedroom 1 11'2" (3.4m) x 10'7" (3.23m) To Wardrobe

UPVC double glazed window to rear. Built-in triple wardrobe with sliding front doors. Radiator. Door leading to:

### En - Suite

Modern fitted white suite comprising double shower cubicle with electric shower unit and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Extractor fan. Inset ceiling lights. Light well.



**Bedroom 2 10'1" (3.07m) x 9'11" (3.02m) Plus Recess**  
uPVC double glazed bay window to front with deep sill. Built - in triple wardrobe. Radiator.

**Bedroom 3 11'6" (3.51m) x 10'8" (3.25m)**  
uPVC double glazed window to front. The freestanding wardrobes in situ are included in the sale. Radiator.

**Bedroom 4 11'3" (3.43m) x 9'1" (2.77m) Plus Recess**  
uPVC double glazed window to rear. The freestanding wardrobes in situ are included in the sale. Radiator.

#### **Bathroom**

Obscure uPVC double glazed window to side. Modern fitted white suite of space saver bath with thermostatically controlled shower unit over and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Extractor fan. Inset ceiling lights.

#### **Externally**

To the front of the property is a driveway providing off road parking for several motor vehicles with rendered and exposed brick wall boundaries.

#### **Rear Garden**

The property has an enclosed, level and South Westerly facing rear garden which consists of a Flagstone patio area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub bed borders providing year round interest and colour. Timber garden shed. Timber panelled fenced boundaries. Outside lighting. Outside water tap. Outside meter boxes. Front pedestrian access to side of property via timber garden gates.

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. Owned solar panels. The property is on a water meter. Council Tax Band D

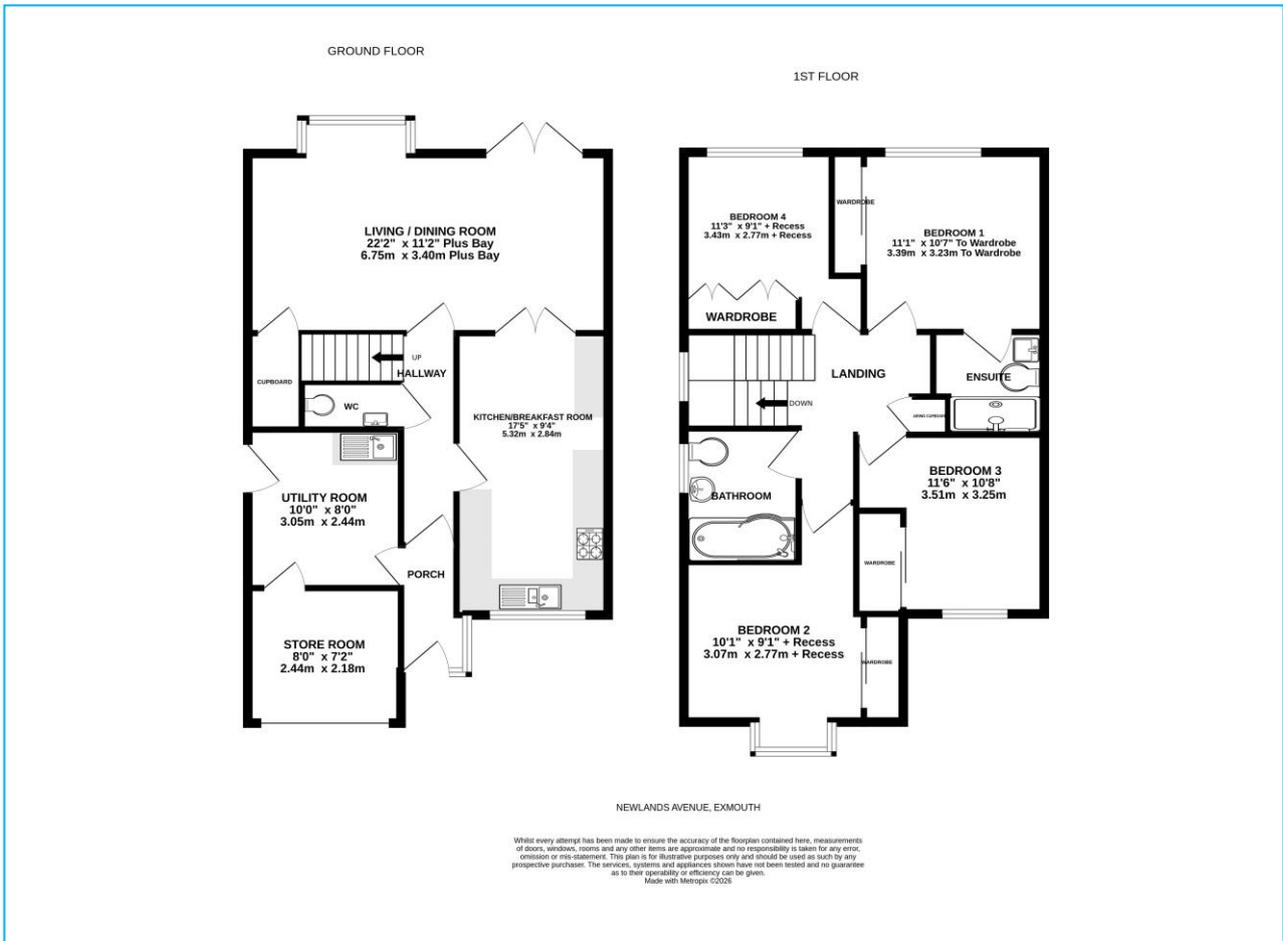
#### **Mortgage Assistance**

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

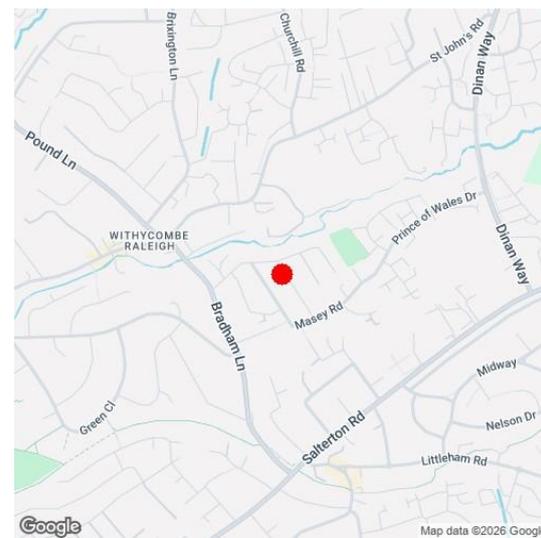




**Directions**

From our prominent town centre office, turn into Rolle Street, then Rolle Road before turning left at the roundabout heading along Salterton Road. At the second set of traffic lights turn left into Bradham Lane. Turn right into Holland Road and 3rd right into Newlands Avenue. The property will be found on the right hand side.

Energy Efficiency Rating		Current	Potential
More 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.