



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
		EU Directive 2002/91/EC
		www.epc4u.com

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125 Parkside Drive, Exmouth, EX8 4LX

GUIDE PRICE

£450,000

TENURE Freehold



A Most Spacious Detached Three Bedroom Bungalow Having Been Subject To Extensive Modernisation And Refurbishment In Recent Years With Lovely Gardens, Driveway And Garage.

Entrance Porch And Spacious Reception Hall * Triple Aspect Lounge/Dining Room
 Modern Kitchen * Three Bedrooms * Stylish Bathroom/WC * Cloakroom/WC * Gas Central Heating Via Modern Boiler * Upvc Double Glazed Windows * Quiet Cul-De Sac Location
 Re-wired And Re-Plumbed * Full Fibre Broadband * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Composite front door with patterned window inset with picture window side screen giving access to:

ENTRANCE PORCH: Inner door with patterned glass and side screen window to:

SPACIOUS RECEPTION HALL: A fine entrance to the property with radiator; access to roof space via loft ladder; doors giving access to all rooms.

LOUNGE/DINING ROOM: 7.44m x 3.61m (24'5" x 11'10") narrowing in the Dining Area to 9'0" A bright and spacious triple aspect room with Upvc double glazed windows to front, side and rear aspects; television point; two radiators; serving hatch to kitchen.

KITCHEN: 2.95m x 2.69m (9'8" x 8'10") Stylishly re-fitted kitchen comprising wood effect work tops with matching surrounds; range of cupboards, drawer units and dishwasher space beneath worktops; inset single drainer sink unit with mixer tap; four ring electric hob with glass splashback; built in oven and combination oven with cupboard above and below; space for upright fridge freezer; wall mounted cupboards; Upvc double glazed window overlooking the rear garden; Upvc double glazed door giving access into the rear garden.

BEDROOM ONE: 3.63m x 3.12m (11'11" x 10'3") Radiator; Upvc double glazed window overlooking the rear garden.

BEDROOM TWO: 3.33m x 3.02m (10'11" x 9'11") Radiator; built in floor to ceiling wardrobes and cupboards; Upvc double glazed window to front aspect.

BEDROOM THREE: 2.95m x 2.69m (9'8" x 8'10") Another good size bedroom with radiator; Upvc double glazed window to rear aspect.

BATHROOM/WC: 1.88m x 1.8m (6'2" x 5'11") Stylishly refitted comprising bath with shower unit over; shower splash screen; wash hand basin with mixer tap set into wood effect work surface with navy cabinet beneath; WC in concealed cistern with push button flush; chrome heated towel rail; fully tiled walls; ceiling extractor fan.

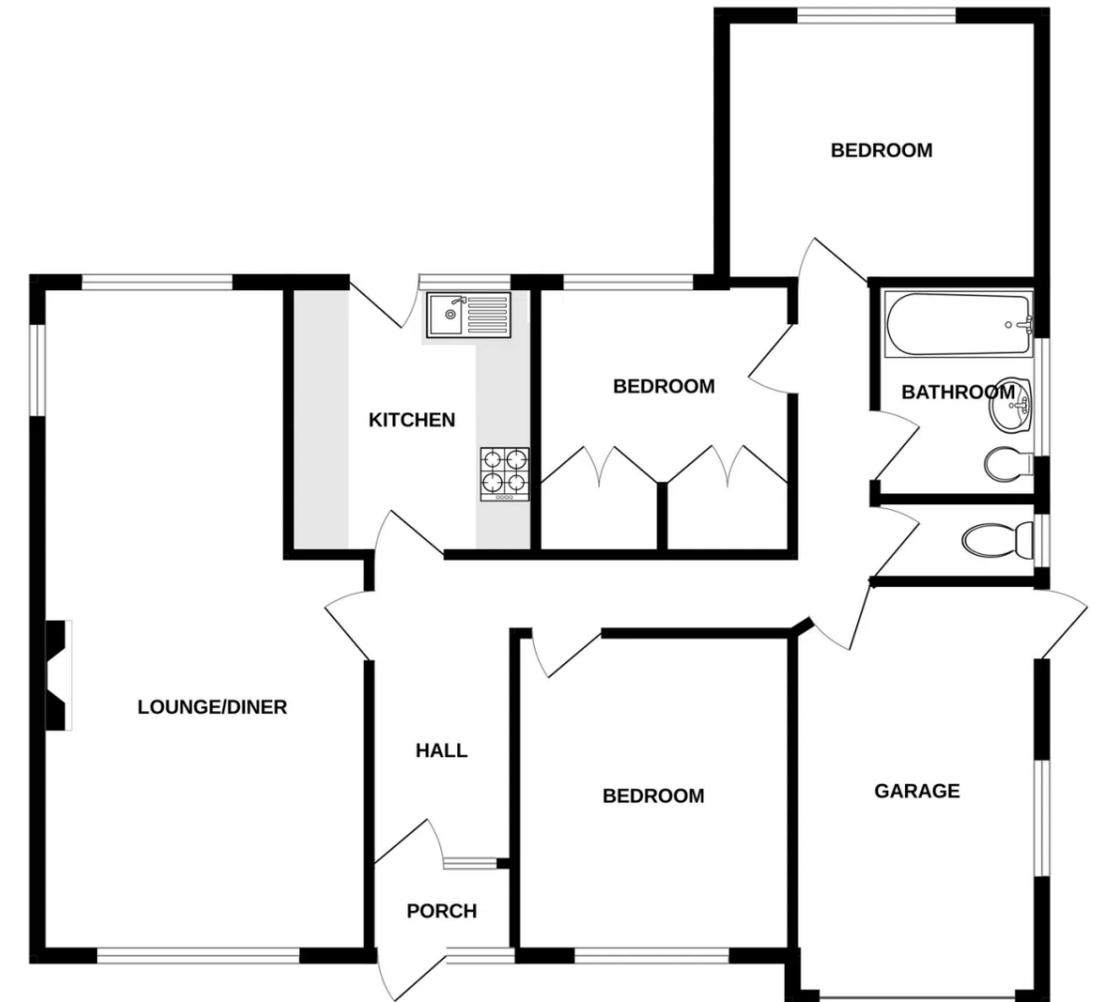
CLOAKROOM/WC: Fitted with WC with push button flush with sink unit over; tiled splashback; radiator; Upvc double glazed window with patterned glass.

OUTSIDE: Located in a quiet cul-de-sac the property enjoys a block paved driveway leading to the GARAGE with lawned front garden and block paved pathway giving access to the bungalow. Patio pathway and stone flower bed gives access through to the rear garden which is a lovely feature of the property being fully enclosed by modern timber fencing; extensive area of lawned garden; patio and sun terraced areas providing excellent areas for outside entertaining; raised stone flowerbeds; mature trees; outside cold water tap and lighting; timber garden shed; further wooden gate giving access back around to the front of the property.

GARAGE: 7.06m x 2.44m (15'98" x 8'0") Electric roller door; plumbing for automatic washing machine; modern wall mounted boiler for hot water and central heating; electric consumer unit and electric meter; Upvc double glazed window; double glazed door giving access to outside and door giving direct access into the bungalow.

FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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