

01395 222350

LINKS
ESTATE AGENTS

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

Guide Price £375,000
27 Sherwood Drive, Exmouth, EX8 4PX



- Well Presented Detached House • Situated In A Lovely Cul-De-Sac • Gas Central Heating & uPVC Double Glazing • Ground Floor Cloakroom, Living / Dining Room With Log Burner • Modern Fitted Kitchen / Breakfast Room • 3 First Floor Bedrooms, 2 Having Fitted Wardrobes • Bathroom With Shower Over Bath • Garage, Driveway, Southerly Facing Rear Garden



Accommodation

Ground Floor

Step up to hardwood front entrance door, beneath pitched and tiled storm canopy with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor. uPVC double glazed window to side. Radiator. Karndean flooring. Smoke alarm. Doors leading to living / dining room, open to kitchen and door leading to:

Cloakroom

Obscure uPVC double glazed window to front. Modern fitted white suite of low level WC and wall mounted wash hand basin. Tiled splashback's. Electric trip switch fuse box. Tiled flooring.

Living / Dining Room 16'4" (4.98m) x 13'7" (4.14m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed window to rear. Useful under stairs storage cupboard. Focal point of recently fitted log fire having a Slate hearth with a heavy wooden mantle over. Radiator. Karndean flooring. Bi - fold doors leading to:

Kitchen / Breakfast Room 12'5" (3.78m) x 8'1" (2.46m)

uPVC double glazed window to front. Good range of modern fitted cupboard and drawer storage units with work surfaces and matching up stands. Composite single bowl sink and drainer unit with mixer tap. Built - in 4 ring induction hob with electric oven below and filter hood above. Integrated slimline dishwasher, fridge and washing machine. Under wall unit lighting. Inset ceiling lights. Karndean flooring.

First Floor

Landing

uPVC double glazed window to side. Access to insulated loft space via trap door with ladder. Smoke alarm. Doors leading to:

Bedroom 1 15'2" (4.62m) Into Bay x 10'0" (3.05m)

uPVC double glazed bay window to front. Built - in double wardrobe with hanging rail and shelving. Radiator.

Bedroom 2 11'10" (3.61m) x 8'10" (2.69m) Plus Recess

uPVC double glazed window to rear gaining views over Exmouth and towards the Sea. Built - in double wardrobe. Radiator.

Bedroom 3 8'7" (2.62m) x 7'2" (2.18m)

uPVC double glazed window to rear with the same views. Radiator.

Bathroom

Obscure uPVC double glazed window to front. White suite comprising corner bath with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Heated towel rail. Fully tiled walls and floor. Extractor fan. Inset ceiling lights. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water.

Externally

The open plan and easy to maintain area of Front Garden is laid to brick paving with a raised shrub bed. Outside water tap. Outside meter boxes. A driveway to the side of the property provides off road parking for 2 motor vehicles and leads to:

Garage 17'0" (5.18m) x 8'8" (2.64m)

Up and over door to front. Double glazed external door to side leading to rear garden. Under eaves storage space. Power and light connected.



Southerly Facing Rear Garden

The property enjoys a level, enclosed and reasonably private Southernly facing Rear Garden which has ease of maintenance in mind. The garden has a brick patio adjacent the property, timber decking to the rear and artificial grass, all being an ideal area for outdoor dining, sitting and enjoyment during the fine weather. Outside Power Point. Shrub bed to rear and side. Fenced boundaries. Outside lighting. Front pedestrian access to either side of property via timber garden gates.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

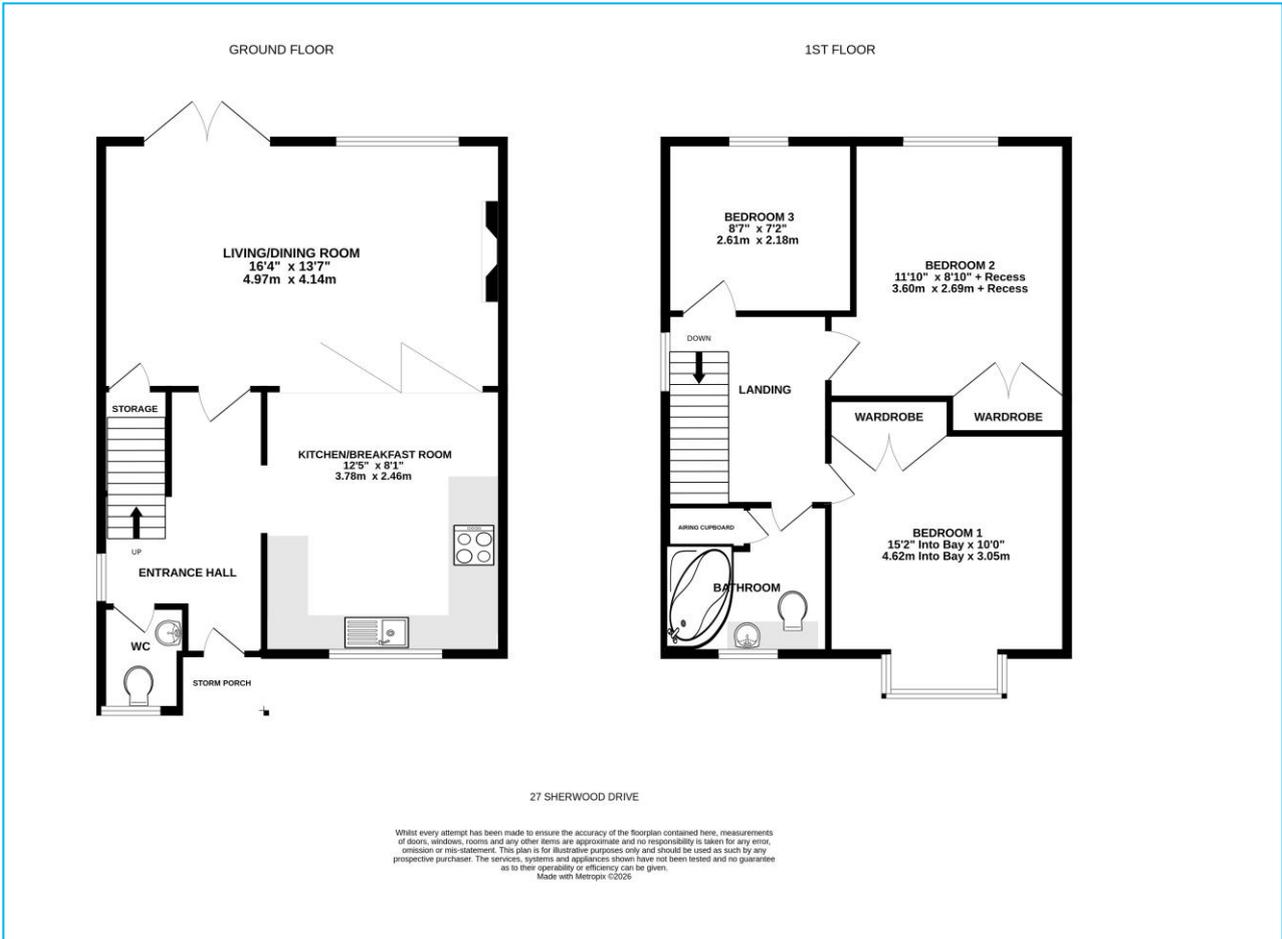
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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).

Agents Note

These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary), pass Withycombe Rugby club, then take the

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	78
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

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.