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**LINKS**  
ESTATE AGENTS

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**Guide Price £260,000**

**29 Rivermead Avenue, Exmouth, EX8 3BH**



- Semi Detached Bungalow Within The Rivermead • Gas Central Heating & Double Glazing
- Dual Aspect Living Room • Kitchen With Access To Rear garden • 2 Double Bedrooms
  - Modern Fitted Shower Room • Landscaped & Level Gardens, Driveway Parking
  - NO ONWARD CHAIN



## Accommodation

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

### Entrance Porch

uPVC double glazed door leading to:

### Entrance Hall

Fitted shelving. Radiator. Access to insulated loft space, via trap door with ladder, which also has the gas fired Combi boiler that supplies to central heating and domestic hot water. Subject to gaining the usual planning consents, the loft could be converted to provide further living accommodation, if required. Wooden flooring. Smoke alarm. Doors leading to:

### Living Room 13'0" (3.96m) x 11'0" (3.35m)

Dual aspect having uPVC double glazed windows to front and side. Wall mounted electric fire. Radiator. Wooden flooring.

### Kitchen 9'9" (2.97m) x 9'6" (2.9m)

uPVC double glazed external door leading to rear garden and uPVC double glazed window to rear. Cupboard and drawer storage units with roll edge work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Electric cooker point with filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Useful pantry style cupboard which includes the electric trip switch fuse box. Tiled flooring.

### Bedroom 1 11'6" (3.51m) x 9'10" (3m)

uPVC double glazed window to rear overlooking rear garden. Radiator. Wooden flooring.

### Bedroom 2 10'11" (3.33m) x 9'10" (3m)

uPVC double glazed window to front. Radiator. Wooden flooring.

### Shower Room

Obscure uPVC double glazed window to rear. White suite of corner shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Inset ceiling lights.

### Externally

The property enjoys easy to maintain and level Gardens. The enclosed Front Garden is laid to shingle with shrub bed borders that provide year round interest and colour. Low brick wall boundaries.

### Parking

Double wrought iron gates providing access to a driveway that provides off road parking.



### Rear Garden

There is a good sized, enclosed and level Rear Garden which, again, has ease of maintenance in mind, being laid to a mixture of patio, Stone chipping and artificial grass, with shrub and herbaceous beds and borders that provide year round interest and colour. Outside water tap. Timber panel fenced boundaries. Timber summer house and good sized timber shed with power and light connected. Front pedestrian access via garden gate.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. 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

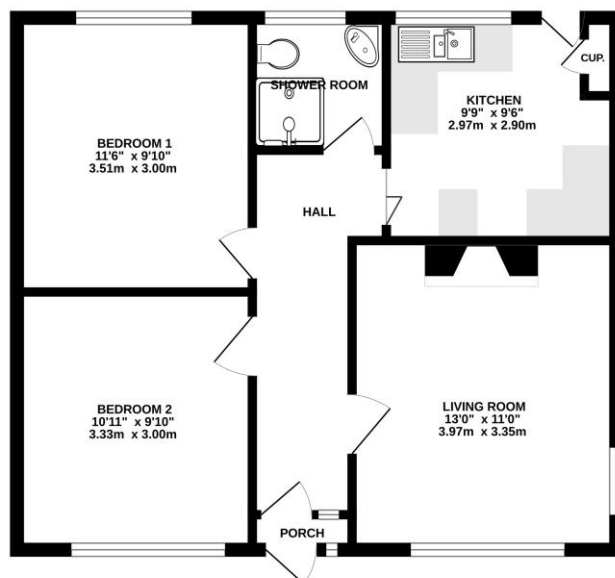
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

These are draft particulars and are awaiting vendors verification

## GROUND FLOOR



RIVERMEAD AVENUE, EXMOUTH

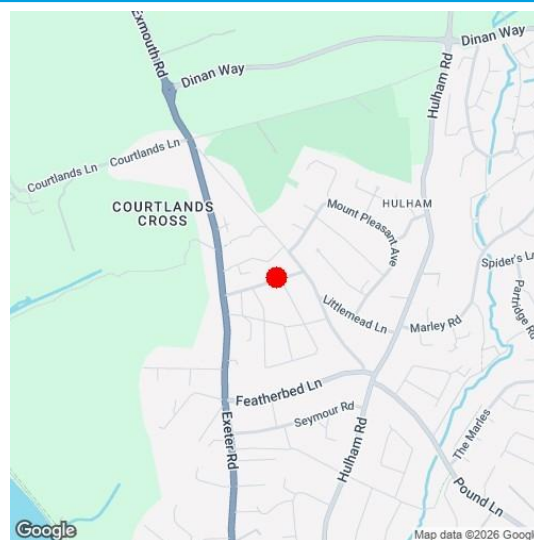
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to the layout of the property. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.

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### 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, passing Co-Op and continue along this road for a quarter of a Mile. Turn right onto Rivermead Avenue where the property will be found on the left hand side, clearly identified by our For Sale sign.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         | 85        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 66        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         | 35        |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         | 15        |
| 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.