



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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19 Parkside Drive, Exmouth, EX8 4LA

GUIDE PRICE
£350,000
TENURE Freehold



**A Modernised And Refurbished Three Bedroom Detached Bungalow
Enjoying An Elevated Position With Excellent Estuary Views Within Easy
Reach Of Shopping Parade And Bus Services**

Brand New Kitchen & Rewired And Redecorated Accommodation * New Floor Coverings

Lounge/Dining Room * Three Bedrooms * Bathroom/Wc * Car Port Secluded Rear Garden * No Onward Chain

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE PORCH: uPVC double glazed window, double glazed inner door with matching picture window side screen to:

ENTRANCE HALL: Coats cupboard with storage over, also housing electric fusebox and meters, door to:

LOUNGE/DINING ROOM: 6.96m x 3.35m (22'10" x 11'0") narrowing in dining area to 2.72m (8'11") A spacious dual aspect room with double glazed windows to front and side elevations, gaining lovely views across the town to the estuary and coastline in the distance, tiled fire surround housing living flame electric fire, electric heaters, TV point, new ceiling light fitting, door to:

KITCHEN: 2.57m x 2.41m (8'5" x 7'11") A stylish brand new kitchen with white cupboards and drawer units, washing machine and built in oven under wood effect work tops, electric hob with chimney style extractor hood over, vinyl flooring, double glazed windows overlooking the rear gardens and double glazed door to giving access to outside. New light fitting.
From the lounge, a door to:

INNER HALLWAY: Access to roof space.

BEDROOM 1: 3.33m x 3.17m (10'11" x 10'5") Built-in floor to ceiling modern wardrobes, electric heater, double glazed window to rear aspect.

BEDROOM 2: 3.33m x 3.05m (10'11" x 10'0") uPVC double glazed window to side aspect gaining views to the estuary and coastline in the distance, electric heater.

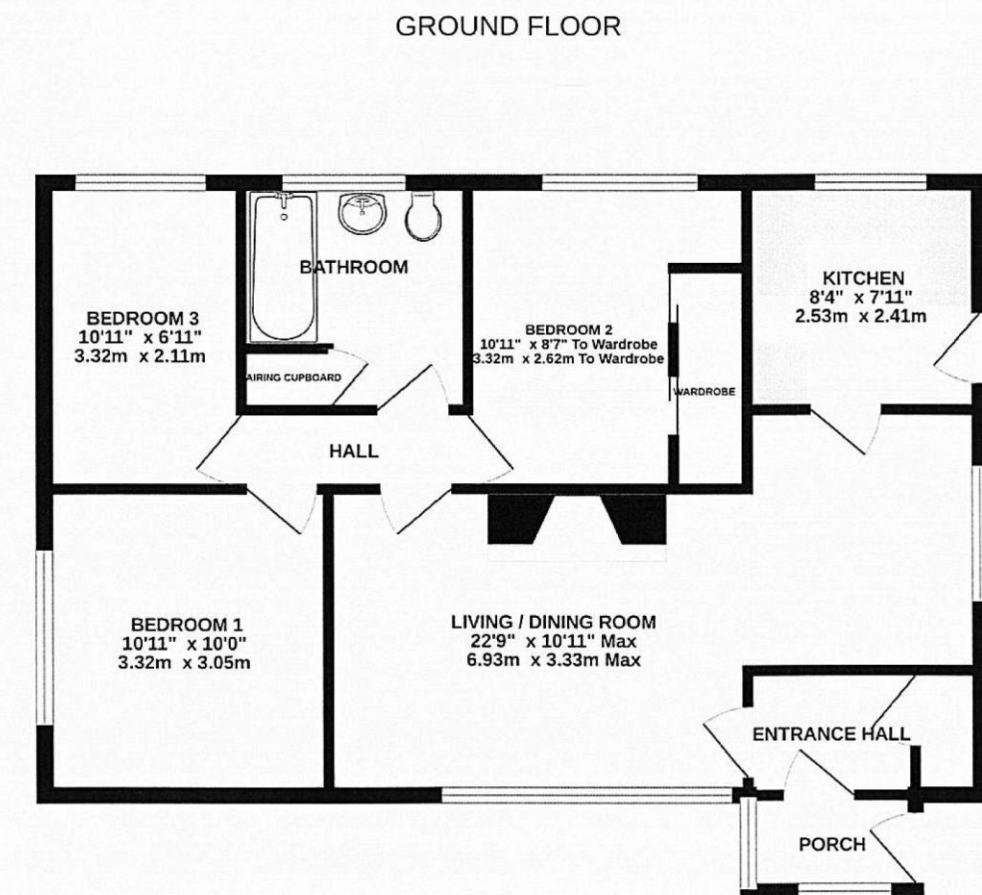
BEDROOM 3: 3.33m x 2.11m (10'11" x 6'11") uPVC double glazed window to rear aspect, electric wall heater.

BATHROOM/WC: 2.31m x 2.06m (7'7" x 6'9") Comprising bath with new Mira shower unit, shower splash screen, pedestal wash hand basin, WC with push button flush, tiling to splash prone areas, airing cupboard housing water cylinder with shelving over, vinyl flooring double glazed window with patterned glass.

OUTSIDE: The property enjoys a slightly elevated position and gaining excellent views to the estuary and beyond. Approached from patio steps, leading to front door with tiered front garden, mature flower and shrub beds. Driveway rises to a car port. To the rear is a garden mainly laid to lawn with patio terrace, garden shed, outside cold water tap. The rear garden enjoys a high degree of privacy from mature hedging. Side pathway gives access back around to the front of the property.

FLOOR PLAN:

Floorplan 1



PARKSIDE DRIVE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency at the time of sale.
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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.