



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

Price on Application
TENURE Freehold



BUNGALOW UNDERGOING A PROGRAMME OF REFURBISHMENT

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

New Kitchen * Rewired & Redecorated Accommodation
Lounge/Dining Room * Kitchen * 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, wood flooring, two dimplex electric heaters, TV point, door to:

KITCHEN: 2.57m x 2.41m (8'5" x 7'11") Stainless steel double drainer sink unit with adjoining worktops with tiled surrounds, cupboards and drawer units beneath, gas and electric cooker points, wall mounted cupboards, plumbing for automatic washing machine, further appliance space, double glazed window overlooking the rear garden, double glazed door giving access to outside.

From the lounge, a door to:

INNER HALLWAY: Dimplex electric heater, access to roof space, wood flooring.

BEDROOM 1: 3.33m x 3.17m (10'11" x 10'5") Built-in floor to ceiling 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.

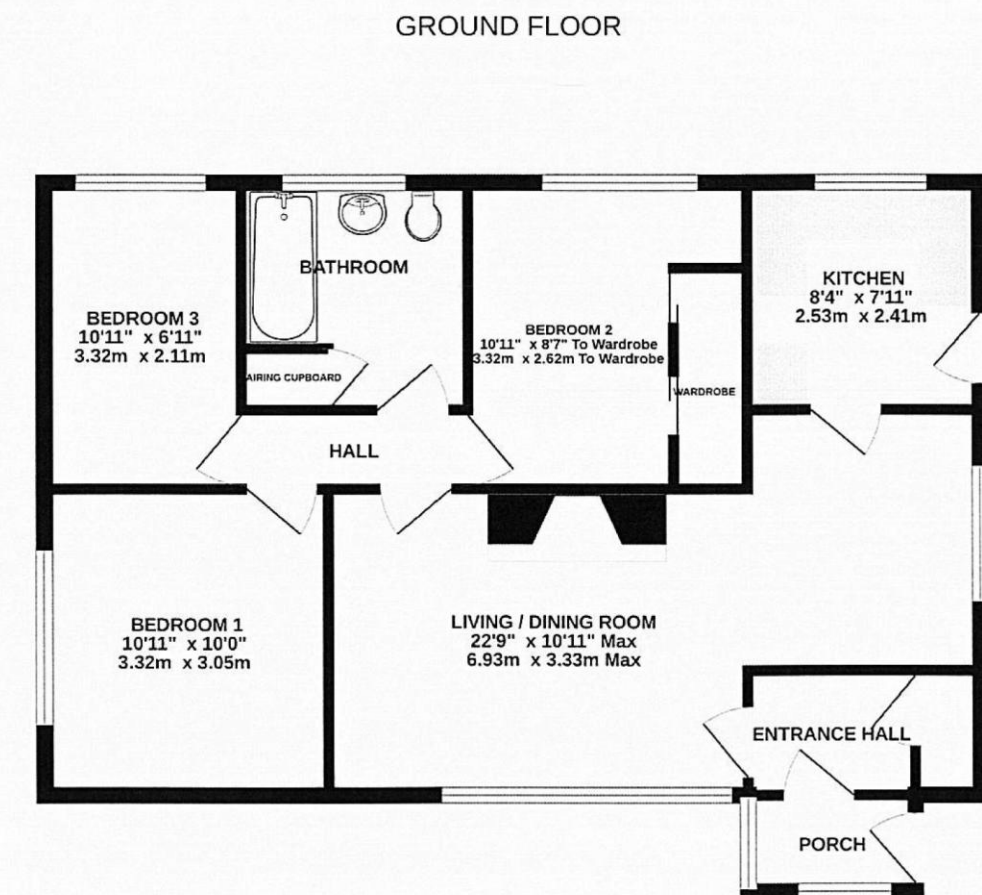
BEDROOM 3: 3.33m x 2.11m (10'11" x 6'11") uPVC double glazed window to rear aspect.

BATHROOM/WC: 2.31m x 2.06m (7'7" x 6'9") Comprising bath with shower attachment, shower curtain and rail, wash hand basin, WC, tiling to splash prone areas, airing cupboard housing water cylinder with shelving over, double glazed window with patterned glass, electric heater, light shaver socket.

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 here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis- 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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