

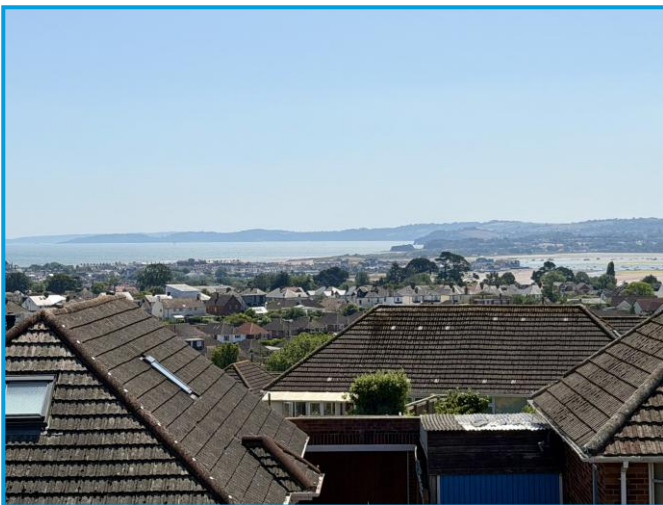
01395 222350

**LINKS**  
ESTATE AGENTS

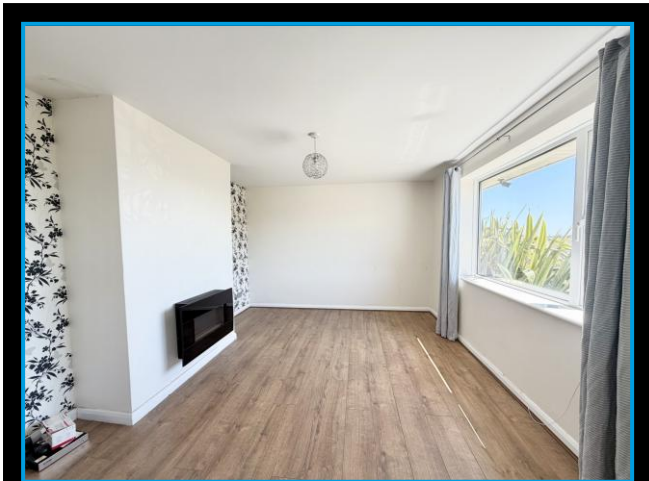
exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £338,000**

**29 Mount Pleasant Avenue, Exmouth, EX8 4QH**



- 2 - 3 Bedroom Semi Detached House In Popular Location • Far Reaching Exe Estuary, Haldon Hill, Sea & Coastline Views • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living Room With Views • Kitchen, Conservatory, Dining Room / Bed 3 • 2 First Floor Bedrooms With Those Views, Bathroom • Private Rear Garden With Studio, Driveway Parking • NO ONWARD CHAIN



## Accommodation

### Ground Floor

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

### Entrance Hall

Obscure uPVC double glazed window to front. Staircase rising to first floor with useful under stairs storage cupboard that houses the gas meter and the gas fire Combi boiler that supplies the central heating and domestic hot water . Radiator. Inset ceiling lights. Wooden flooring. Doors leading to living room, dining room / bedroom 3, kitchen and:

### Cloakroom

White suite of concealed cistern WC and wall mounted wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan.

### Living Room 14'0" (4.27m) x 11'0" (3.35m)

uPVC double glazed window to front gaining views of the Exe Estuary, Haldon Hills, Sea and South Devon coastline. Wall mounted gas fire. Radiator. Wooden flooring.

### Dining Room / Bedroom 3 13'1" (3.99m) x 10'10" (3.3m)

UPVC double glazed French doors leading to rear garden. 2 radiators.

### Kitchen 9'10" (3m) x 9'4" (2.84m)

uPVC double glazed window to side. Good range of cupboard and drawer storage units with roll edge work surfaces and tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 5 ring gas hob with filter hood above and eye level double electric oven and grill to side. Integrated washing machine. Radiator. UPVC double glazed double doors leading to:

### Conservatory 11'8" (3.56m) x 11'1" (3.38m)

uPVC double glaze sliding patio doors leading to rear garden and uPVC double glazed windows to rear and either side. Radiator. Under floor heating.

## First Floor

### Landing

uPVC double glazed window to side. Access to loft storage space. Radiator. Doors leading to:

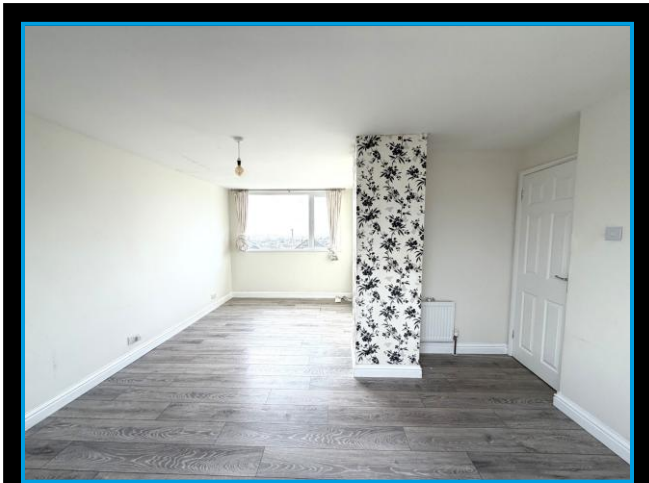
### Bedroom 1 18'8" (5.69m) Max x 13'3" (4.04m) Max

Dual aspect having skylight to rear and uPVC double glazed window to front gaining fantastic, far reaching Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Access to eaves storage space. 2 radiators. Wooden flooring.

### Bedroom 2 8'5" (2.57m) x 7'1" (2.16m)

uPVC double glazed window to front gaining those Exe Estuary, Haldon Hill, Sea & South Devon Coastline views. Radiator. Wooden flooring.





### **Bathroom 7'9" (2.36m) x 7'4" (2.24m)**

Dual aspect having Skylight window to rear and obscure uPVC double glazed window to side. Modern fitted suite of P shaped bath with thermostatically controlled shower unit over, including rainfall water head, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail.

### **Externally**

The property has a level Front Garden which is laid mainly to lawn and having an Evergreen and shrub border providing privacy. A driveway to the side of the property provides off road parking for 2 motor vehicles.

### **Rear Garden**

The property has a level, enclosed and private Rear Garden which is laid mainly to lawn with shrub bed borders providing year round interest and colour. Timber panelled fence boundaries. Timber garden shed. Outside lighting. Front pedestrian access to side of property via timber garden gate. To the rear of the garden, a timber Veranda leads to:



### **Studio 11'1" (3.38m) x 7'11" (2.41m)**

uPVC double glazed external door leading to rear garden with uPVC double glazed windows to either side, further window to side. Power and light connected. To the rear of the Studio is a further raised decking area.

### **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

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



**Ground Floor**  
Approx. 46.5 sq. metres (500.7 sq. feet)

**Conservatory**  
3.38m x 3.55m  
(11'1" x 11'8")

**Kitchen**  
3.00m x 2.85m  
(9'10" x 9'4")

**Dining Room / Bedroom 3**  
4.00m x 3.29m  
(13'1" x 10'10")

**Living Room**  
3.36m x 4.26m  
(11' x 14')

**WC**

**CPD**

**First Floor**  
Approx. 34.9 sq. metres (376.1 sq. feet)

**Bathroom**  
2.37m x 2.24m  
(7'9" x 7'4")

**Bedroom 1**  
5.68m x 4.05m  
(18'8" x 13'3")

**Bedroom 2**  
2.18m x 2.47m  
(7'2" x 8'1")

Total area: approx. 81.5 sq. metres (876.7 sq. feet)

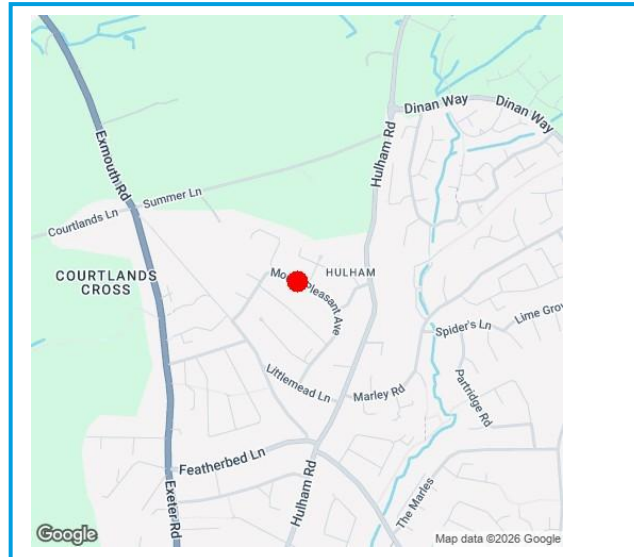
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by [epcsolutions.co.uk](http://epcsolutions.co.uk)  
Plan produced using PlanUp.

**29 Mount Pleasant Avenue, EXMOUTH**

**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 the Co-Op on the right hand side. Just before leaving Exmouth, take a right hand turning into Rivermead Avenue. Turn left onto Littlemead Lane and right onto Mount Pleasant Avenue. After passing Hill Drive, the property will be clearly identified by our For Sale sign, on the left hand side.

Energy Efficiency Rating		
Current	Potential	
More energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
68	75	
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](mailto: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.