

Guide Price £399,950
Whitton, Elm Lane, Exmouth, EX8 2RE



- Well Presented, 3 Double Bedroom, Semi Detached House • Quiet Cul - De - Sac Location
- Bay Fronted, Dual Aspect Living/Dining Room • Modern Fitted Kitchen • 2 First Floor Bedrooms & Modern Fitted Bathroom / WC • Second Floor Master Bedroom & Shower Room / WC
- Rural Views To Rear, Enclosed & Level Rear Garden • Side By Side Driveway Parking For 2 Vehicles



Accommodation

Ground Floor

Step up to composite front entrance door leading to:

Entrance Hall

Obscure uPVC double glazed window to side. Staircase rising to first floor with useful under stairs storage cupboards, which includes the electric trip switch fuse box. Radiator. Picture rail. Smoke alarm. Doors leading to living / dining room and kitchen.

Living / Dining Room 25'3" (7.7m) Max x 12'0" (3.66m)

Living Area 13'8" (4.17m) Into Bay x 12'0" (3.66m) To Alcove

Walk - in uPVC double glazed box bay window to front aspect. Central heating radiator. Picture rail. Coving to ceiling. Open to:

Dining Area 12'0" (3.66m) To Alcove x 11'5" (3.48m)

uPVC double glazed French doors that open onto the rear garden. Attractive feature Stone fireplace and hearth with coal effect gas fire. Central heating radiator. Picture rail.

Kitchen 14'0" (4.27m) x 7'4" (2.24m)

Triple aspect having uPVC double glazed external door leading to rear garden with windows to other side and further windows to both sides. Good range of modern fitted cupboard and drawer storage units with heat resistant work surfaces and tiled splashback's. Inset composite single bowl sink unit with mixer tap and work top drainer. Gas and electric cooker points, filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator.

First Floor

Landing

Staircase rising to second nd floor. Dual aspect having uPVC double glazed windows to front and side. Radiator. Picture rail. Smoke alarm. Doors leading to:

Bedroom 2 14'3" (4.34m) Max x 12'0" (3.66m) To Alcove

Walk - in uPVC double glazed square bay window to front. Radiator. Picture rail.

Bedroom 3 11'5" (3.48m) x 9'9" (2.97m) To Wardrobe

UPVC double glazed window to rear gaining far reaching Maer Valley views. Good range of fitted wardrobes to one wall with sliding front doors. Radiator. Picture rail.

Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, low-level WC and vanity wash hand basin. Radiator. Tiled flooring.





Second Floor

Landing

Double glazed skylight to front. Useful, large, walk - in storage cupboard. Smoke alarm. Doors leading to shower room and:

Bedroom 1 18'4" (5.59m) x 12'4" (3.76m)

Dual aspect having skylight to front and uPVC double glazed window to rear gaining far reaching views over adjoining farmland with the Maer Valley beyond. Radiator. Inset ceiling lights.

Shower Room

Obscure uPVC double glaze window to rear. Modern fitted white suite of corner shower cubicle with electric shower unit and tiling to ceiling height, low level WC and vanity wash hand basin. Heated towel rail. Tiled flooring. Extractor fan. Inset ceiling lights.

Externally

The property benefits from driveway parking to the front allowing for off road parking for 2 motor vehicles side by side.

Rear Garden

The enclosed and level Rear Garden has a sunny aspect with a rural open outlook and ease of maintenance in mind. It is laid to artificial grass being ideal for outdoor dining and sitting during the fine weather. Outside water tap. Timber fence and brick wall boundaries. Good sized timber garden shed. Front pedestrian access to side of property via timber 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

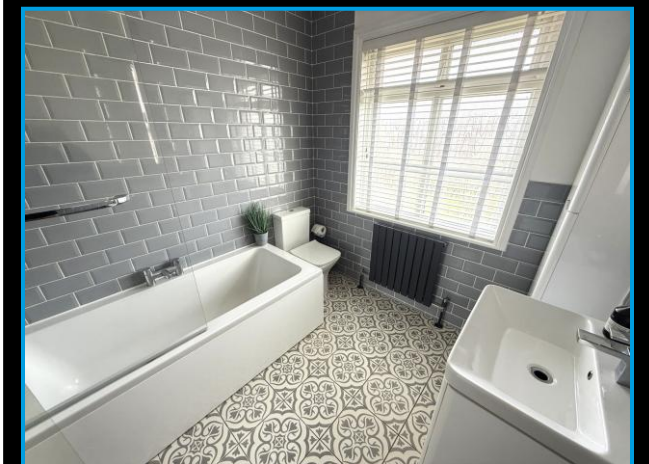
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

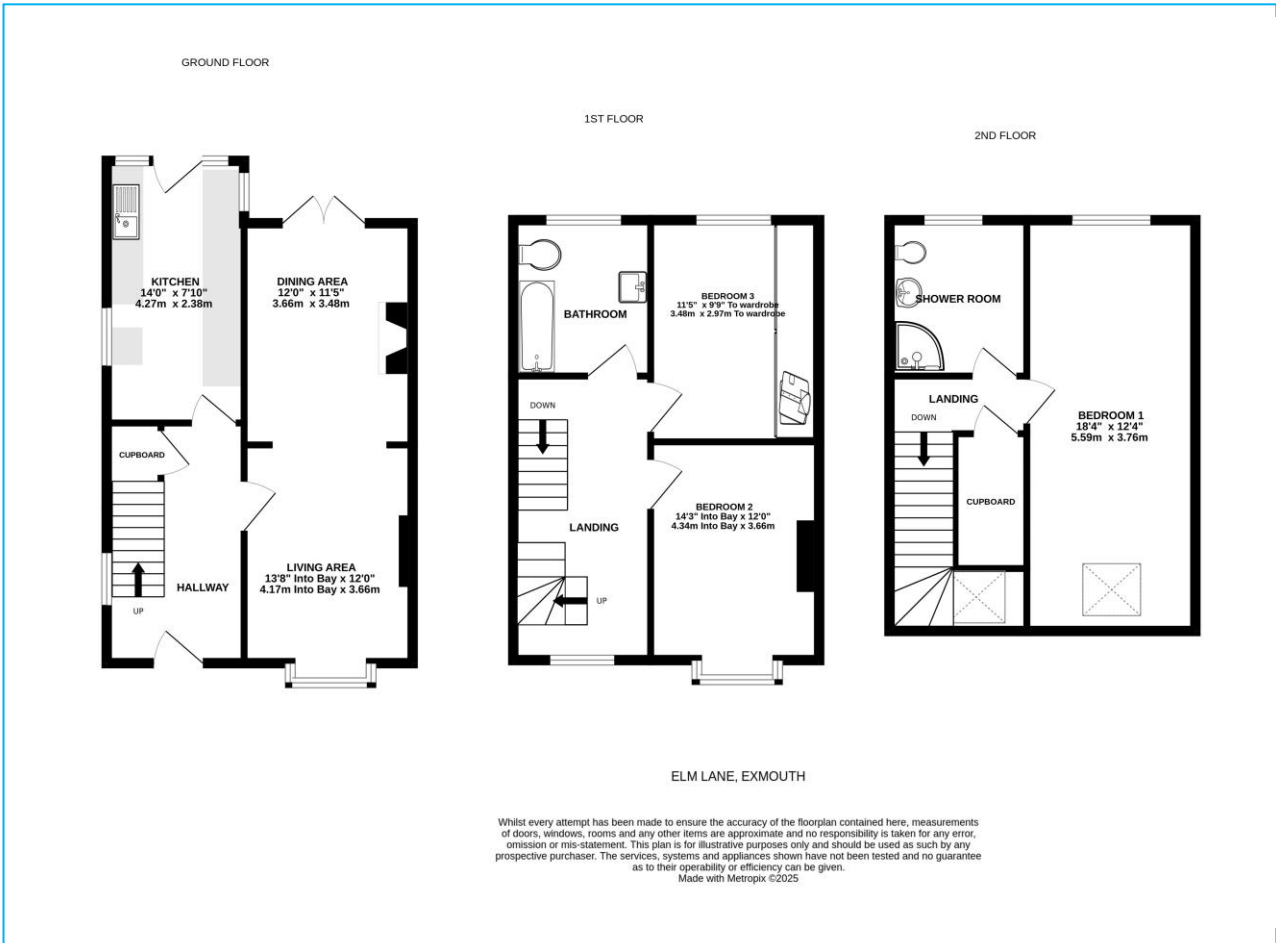
Your home may be repossessed if you do not keep up repayments on your mortgage

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 Notes

Please note, these are draft particulars and they are awaiting vendors verification

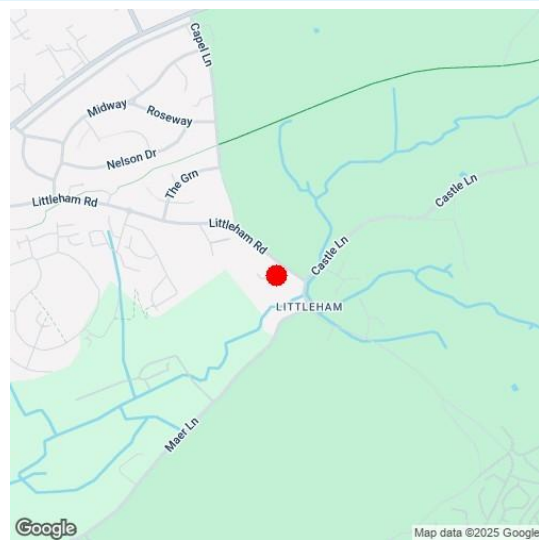




Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. At the Littleham Cross traffic lights, turn right towards Littleham village. Head along Littleham Road, towards the church on the left, where Elm Road will be found opposite. The property is the second on the left hand side.

Energy Efficiency Rating	
Current	Potential
<small>Most energy efficient - lower running costs</small>	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	78
<small>Not energy efficient - higher running costs</small>	
England & Wales	
<small>EU Directive 2002/91/EC</small>	



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.