

01395 222350

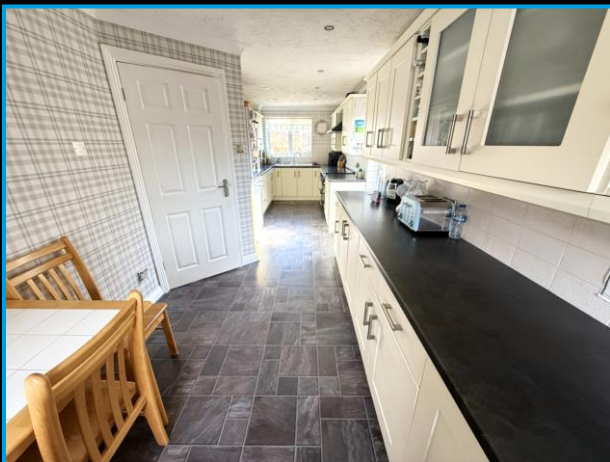
LINKS
ESTATE AGENTS

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

Offers in Excess £525,000
29 Cheriswood Avenue, Exmouth, EX8 4HG



- Well Presented Modern, 5 Bedroom Detached House • Popular Cul-De-Sac Location
- Cloakroom, Living Room, Sun Room / Dining Room • Dual Aspect Kitchen / Breakfast Room, Utility
- 4 First Floor Bedrooms With Bedroom Furniture • Master En - Suite Shower Room, Family Bathroom
- Second Floor Bedroom With En - Suite Cloakroom • Level Rear Garden, Garage / Store, Driveway Parking



Accommodation

Ground Floor

Step up to front entrance door, beneath pitched and tiled storm canopy with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor with under stairs storage cupboard. Radiator. Smoke alarm. Wooden flooring. Doors leading to living room, kitchen/dining room and:

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and vanity wash hand basin. Wooden flooring. Radiator. Fully tiled walls.

Living Room 14'4" (4.37m) x 12'0" (3.66m)

Radiator. Double doors leading to:

Sun Room / Dining Room 12'11" (3.94m) x 12'10" (3.91m)

uPVC double glazed sliding patio doors to side leading to rear garden with uPVC double glazed windows to rear and side on render dwarf brick walls. Radiator.

Kitchen / Breakfast Room 25'9" (7.85m) x 7'9" (2.36m) Max

Dual aspect having uPVC double glazed windows to rear and front. uPVC double glazed external door side leading to rear garden. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled Splashbacks. Ceramic one and a half bowl sink with single drainer unit and mixer tap. The range style cooker in situ is included in the sale, filter hood above. Integrated dishwasher. Further space for freestanding fridge/freezer et cetera. Radiator.

Utility Room 8'8" (2.64m) x 7'10" (2.39m)

Cupboard and drawer storage units with roll edged work surfaces. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for appliances. Laminate flooring.

First Floor

Landing

Smoke alarm. Staircase rising to second floor with under stairs storage cupboard. Doors leading to:

Bedroom 1 11'4" (3.45m) To Wardrobe x 11'0" (3.35m)

uPVC double glazed window to front gaining distant Haldon Hill views. Good range of fitted and built - in wardrobes. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to front. White suite comprising shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Radiator. Fully tiled walls. Extractor fan. Shaver socket.

Bedroom 2 13'1" (3.99m) x 8'2" (2.49m)

uPVC double glazed window to front gaining distant Haldon Hill views. The freestanding wardrobe unit is included in the sale. Radiator.

Bedroom 3 12'4" (3.76m) x 7'10" (2.39m)

uPVC double glazed window to rear. Good range of fitted and built - in wardrobes. Radiator.



Bedroom 5 7'2" (2.18m) x 6'11" (2.11m) Plus Recess

uPVC double glazed window to rear. The freestanding wardrobes in situ are included in the sale. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. 4 piece white suite of panelled bath, shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and vanity wash hand basin. Radiator. Extractor fan. Shaver socket.

Second Floor

Landing

Skylight to front. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

Bedroom 4 18'3" (5.56m) x 12'4" (3.76m)

2 double glazed skylights to front gaining Exe Estuary and Haldon Hill views. Under eaves storage space. Radiator. Wooden flooring. Door leading to:

Cloakroom

Double glaze skylight to rear. White suite of low level WC and vanity wash hand basin. Radiator. Wooden flooring.

Externally

The level Front Garden is laid to lawn with hedge borders. A double width driveway provides off road parking for several motor vehicles, further patio area adjacent to the property, leading to:

Garage / Store 7'11" (2.41m) x 7'9" (2.36m)

Up and over door to front. Light connected.

Rear Garden

The property has a level, enclosed and reasonable private Rear Garden consisting of a patio area immediately adjacent the property, further patio area to the rear, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn, with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fencing to either side. Brick wall boundary to rear. Outside water tap. Outside lighting. Outside electric meter box. 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 D

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



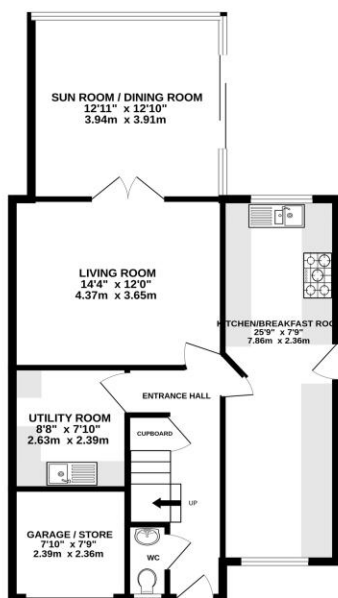
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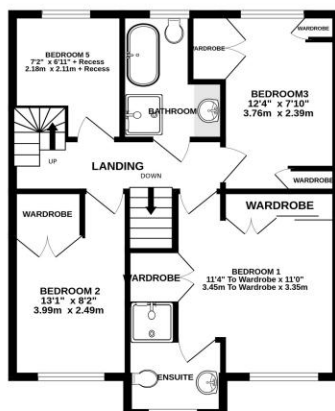
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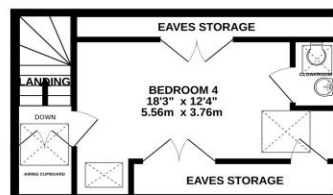
GROUND FLOOR



1ST FLOOR



2ND FLOOR



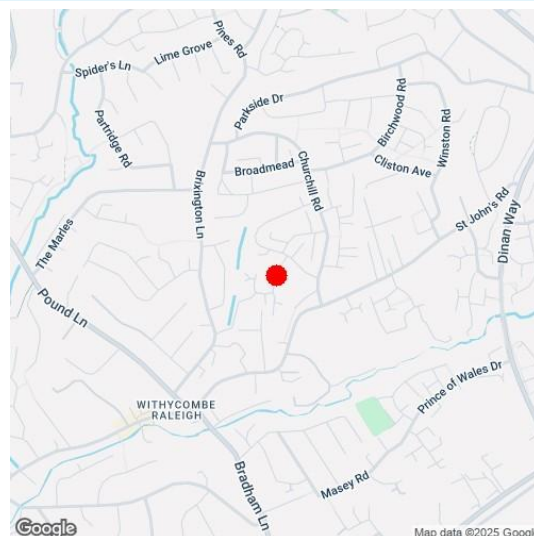
CHERISWOOD AVENUE, EXMOUTH

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 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 as to their operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Turn right into Cheriswood Avenue. Follow the road to the right, then bear left where the property will be found on the right hand, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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.

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