





Guide Price £315,000

113 Parkside Drive, Exmouth, Devon, EX8 4LX

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An attractive detached bungalow in a sought-after area convenient for bus routes and local amenities.

- In need of some modernisation
- Spacious sitting room and dining room
- Fitted kitchen with free standing appliances
- Two double bedrooms
- Modern shower room/w.c.
- Cas central heating & UPVC double glazing
- Low maintenance front & rear gardens
- No chain
- Council Tax = D
- EPC = C

Worth viewing because…
This detached bungalow is offered for sale with no on-going chain and needs some modernisation. The gardens are easy to maintain with driveway parking and an integral garage that could easily be converted into another room if required, subject to any necessary consents.

In more detail…
On entering the bungalow, an entrance porch has a personal door leading into the garage and opens into the reception hall which has a fitted coats as well as airing cupboard. Access to the roof space via a pull-down sliding ladder. The main living space comprises a sitting room and adjoining dining room both enjoying a South-Westerly aspect. The kitchen offers a range of fitted cupboards and worksurfaces, providing ample storage. Free standing appliances including an electric cooker, washing machine and fridge/freezer. The kitchen also has a built-in larder and useful side door. The two double bedrooms enjoy an outlook over the rear garden, the main bedroom having wardrobes to one wall and there is a separate shower room which has part tiled walls, a tiled floor and comprising a walk-in shower with fitted seat, WC and wash basin. To the outside the gardens have been designed with an eye for ease of maintenance with the front garden being mainly paved having an adjoining shrub border and to one side a driveway provides parking. Pathways to either side of the bungalow access the rear garden which is mainly gravelled with adjoining shrub borders. The integral garage has an up & over door along with light and power, fitted shelving and access to a further loft space. The garage also houses the energy efficient condensing gas boiler supplying central heating and hot water.

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Bear in mind…
The bungalow has an excellent C rated Energy Performance Certificate and to avoid disappointment an early viewing is recommended. Parkside Drive is a well-regarded residential area in Exmouth and is within a short drive of local shops and supermarkets. The town centre and seafront are just under three miles away and offer an excellent range of facilities/services.

The coastal town of Exmouth…
The property is situated less than three miles from the town centre and seafront. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

Directional note…
What3words:///arrive.vibrates.anyone

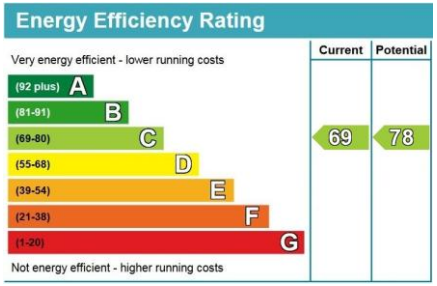


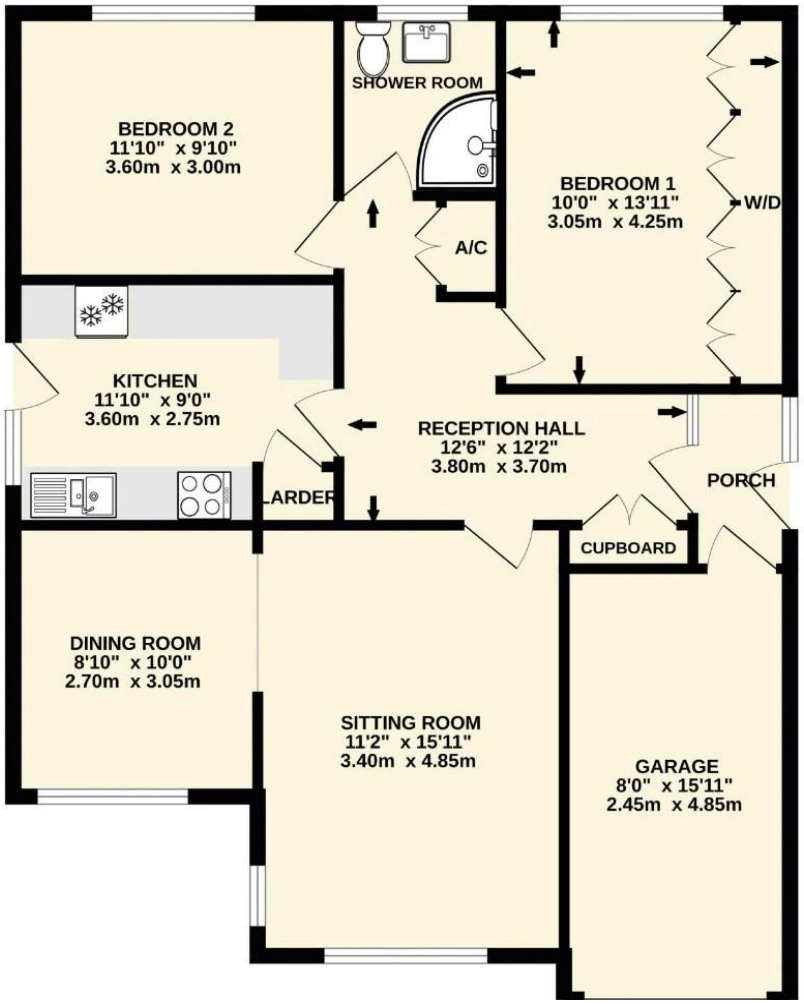


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Room Sizes
Sitting Room: 11’2” (3.40m) x 15’11” (4.85m)
Dining Room: 8’10” (2.70m) x 10’0” (3.05m)
Kitchen: 11’10” (3.60m) x 9’0” (2.75m)
Bedroom 1: 10’0” (3.05m) x 13’11” (4.25m) maximum measurements.
Bedroom 2: 11’10” (3.60m) x 9’10” (3.00m)
Garage: 8’0” (2.45m) x 15’11” (4.85m)

Services – All mains services are connected.





GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.

TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

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