

01395 222350

**LINKS**  
ESTATE AGENTS

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

**Guide Price £385,000**

**1 Drakes Gardens, Exmouth, EX8 4AD**



- Very Well Presented 3 Bedroom End Terrace House • Highly Desirable Residential Location
- Spacious Lounge/Dining Room & Conservatory • Kitchen/Breakfast Room & Utility Room
  - Modern Bathroom With Bath And Separate Shower • Downstairs WC
- Delightful Private Mature Gardens • Single Garage **EARLY VIEWING ESSENTIAL**





## Accommodation

### Ground Floor

Patterned double glazed entrance door with side panel window to:

### Hall

Double glazed window to the side. Door to inner hallway and door to:

### Utility Room 11'11" (3.63m) x 6'2" (1.88m)

Double glazed window to the side. Single drainer sink unit. Cupboard below. Work top surface. Plumbing for washing machine. Space for tumble dryer. Further appliance space. Storage cupboard with sliding doors. Radiator. Extractor fan. Part double glazed door to the rear garden.

### Inner Hallway

Radiator. Built-in cloaks cupboard. Doors to:

### Cloakroom/WC

Double glazed window to the side. Close-coupled WC. Wash hand basin. Tiled splash back. Cupboard below. Heated towel rail. Worcester gas fired combination boiler.

### Lounge/Dining Room 19'9" (6.02m) Max x 17'11" (5.46m) Max

Spacious room. Double glazed window to the rear. TV aerial point. Telephone point. 3 Radiators. Open plan stairs to the first floor. Sliding double glazed patio doors to:

### Conservatory 14'6" (4.42m) x 9'0" (2.74m)

Double glazed. Radiator. Double glazed door to the side. Double glazed French doors to the rear garden.

### Kitchen/Breakfast Room 14'9" (4.5m) x 7'8" (2.34m)

Double glazed oriel bay window to the front. one and a half bowl sink unit. Roll edge worktop. Tiled splash back. Base cupboard and drawer units. Eye level units. Integrated electric double oven. Inset 4 ring gas hob. Chimney style cooker hood. Plumbing for a dishwasher. Space for fridge/freezer. Breakfast area. Radiator.

### First Floor Landing

Double glazed window to the side. Radiator. Linen cupboard. Hatch to roof space with pull down ladder, lighting and part boarded. Doors to:

### Bedroom 1 14'5" (4.39m) x 11'1" (3.38m)

Double glazed window to the rear overlooking the garden. Radiator. Built-in wardrobe with sliding doors, one mirror fronted, providing hanging and storage space.

### Bedroom 2 11'3" (3.43m) x 11'1" (3.38m)

Double glazed window to the front. Wardrobe with sliding doors. Radiator.

### Bedroom 3/Study 6'11" (2.11m) x 6'7" (2.01m)

Double glazed window to the rear. Radiator. Fitted desk area.



### Bathroom/Shower Room/WC

Double glazed window to the front. Refitted with a modern white suite comprising panelled bath. Wash hand basin. WC with concealed cistern. Quadrant shower cubicle with rainwater shower and hand held spray. Heated towel rail. Wall mounted mirror. Wall and floor tiling. Extractor fan.

### Externally

The front garden comprises an area of lawn with mature flower and shrub borders and a paved area adjoining the front of the property. A pathway leads to the front door and down the side of the property through a timber gate into the rear garden.

The rear garden is a particular feature of the property and comprises a patio area beyond which is an area of lawn with mature well stocked flower and shrub borders with a variety of specimen shrubs and conifer trees. Apple tree. Green house. Timber shed. Outside water tap.

### Garage

Of single size with up and over door. Located in a block close by.

### Tenure

The property is FREEHOLD.

### Services

All mains services are connected. 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

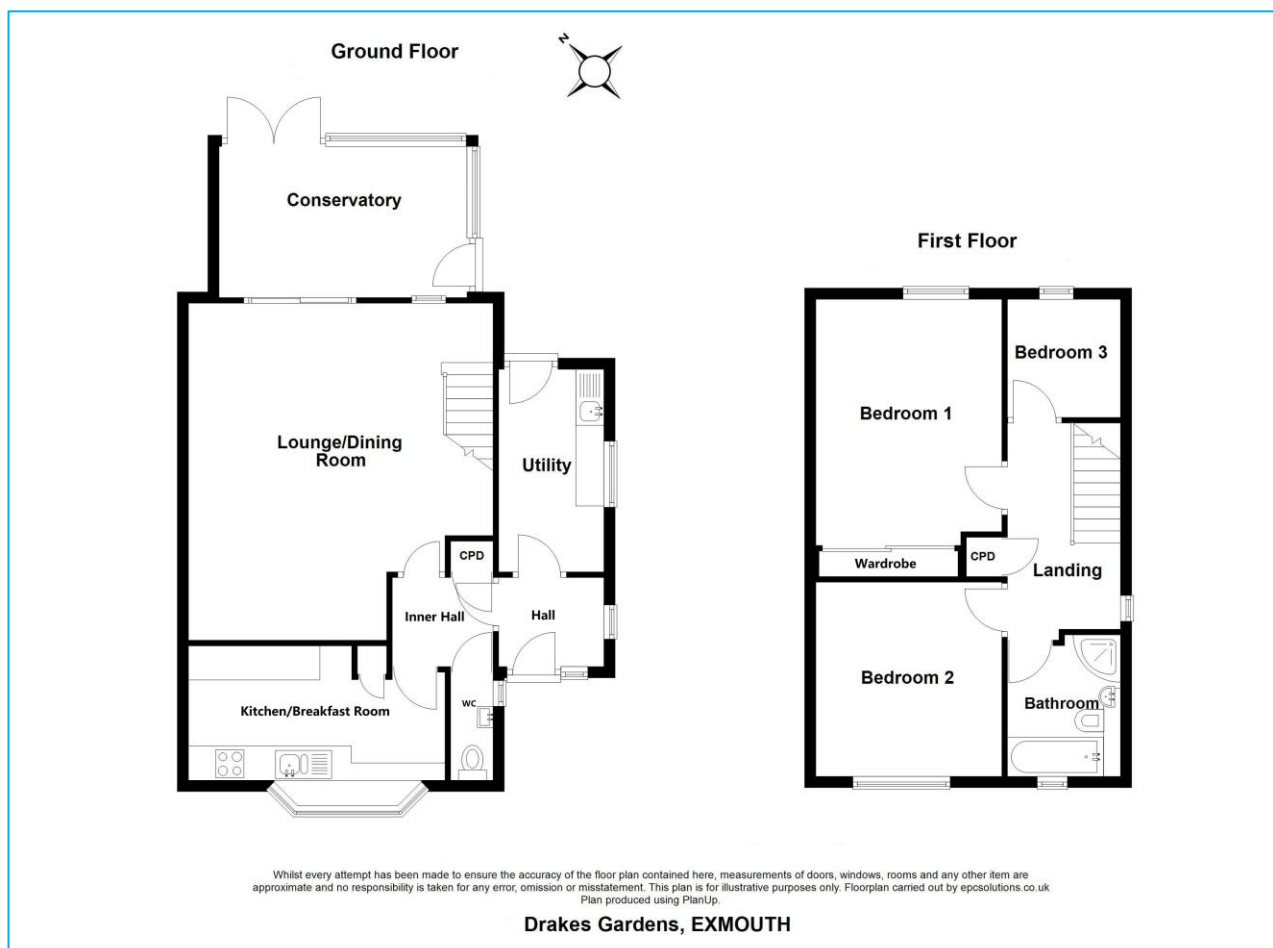
Your home may be repossessed if you do not keep up repayments on your mortgage

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

Please note, each property pays £50 per month towards the up keep of the communal areas within Drakes Gardens.

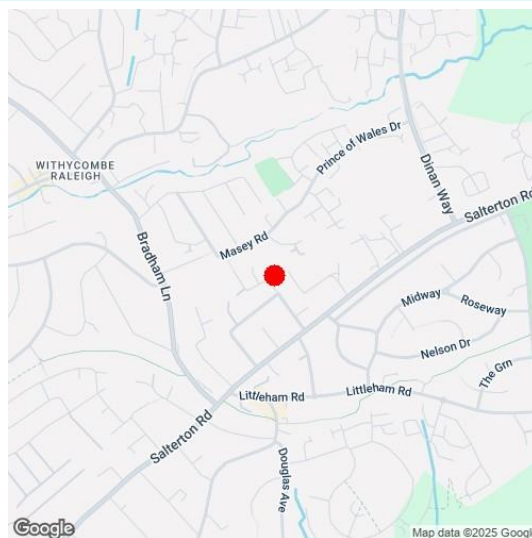




### Directions

From our prominent town centre office leave Exmouth town centre, proceed out of town along Salterton Road. Just before reaching Tesco, turn left into Drakes Avenue. Drakes Gardens will be found at the end of the road on the right, where the property will be found on the right hand side.

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