











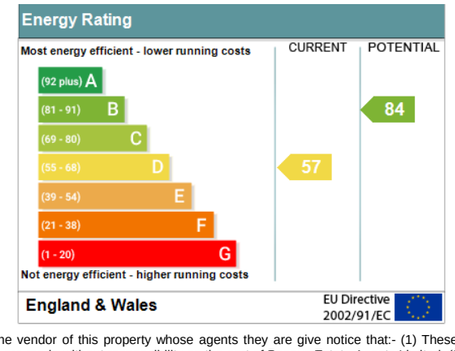

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110 Pound Lane, Exmouth, EX8 4NR

GUIDE PRICE:
£249,950
TENURE Freehold



A Semi Detached Bungalow Enjoying Lovely Views Towards The Estuary And Coastline Beyond, Located Close To Bus Routes And Offered For Sale With No Ongoing Chain

Entrance Conservatory * Lounge/Dining Room * Kitchen * Two Double Bedrooms * Bathroom/Wc * Gas Central Heating * Double Glazing * Attractive Front And Rear Gardens * Long Driveway * Good size Garage * General Updating Required

rightmove

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THE ACCOMMODATION COMPRISES: uPVC double glazed door giving access to:

ENTRANCE CONSERVATORY: 2.72m x 2.51m (8'11" x 8'3") A fine entrance to the property with uPVC double glazed windows enjoying views across the town to the estuary and coastline in the distance, wall lighting and two sets of power sockets, inner door with patterned glass and matching picture window side screen to:

ENTRANCE HALL: Radiator, shelved storage cupboard, also housing electric consumer unit and gas and electric meters.

KITCHEN: 2.87m x 2.24m (9'5" x 7'4") Fitted with patterned worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine beneath, inset one and a half bowl single drainer sink unit, worktops, electric cooker point, filter extractor hood, wall mounted gas boiler for hot water and central heating, double glazed window to side aspect and door with patterned glass giving access to outside.

LOUNGE/DINING ROOM: 4.62m x 3.35m (15'2" x 11'0") With double glazed window to front aspect, gaining lovely views to the estuary and coastline beyond, fire surround housing electric living flame fire, radiator, TV point, glazed panelled door to:

INNER HALLWAY: Access to roof space.

BEDROOM 1: 4.34m x 3.23m (14'3" x 10'7") With fitted wardrobes incorporating a dressing table area with cupboards over, radiator, double glazed window overlooking the rear garden.

BEDROOM 2: 3.3m x 3m (10'10" x 9'10") Another good size double bedroom with radiator and double glazed window overlooking the rear garden.

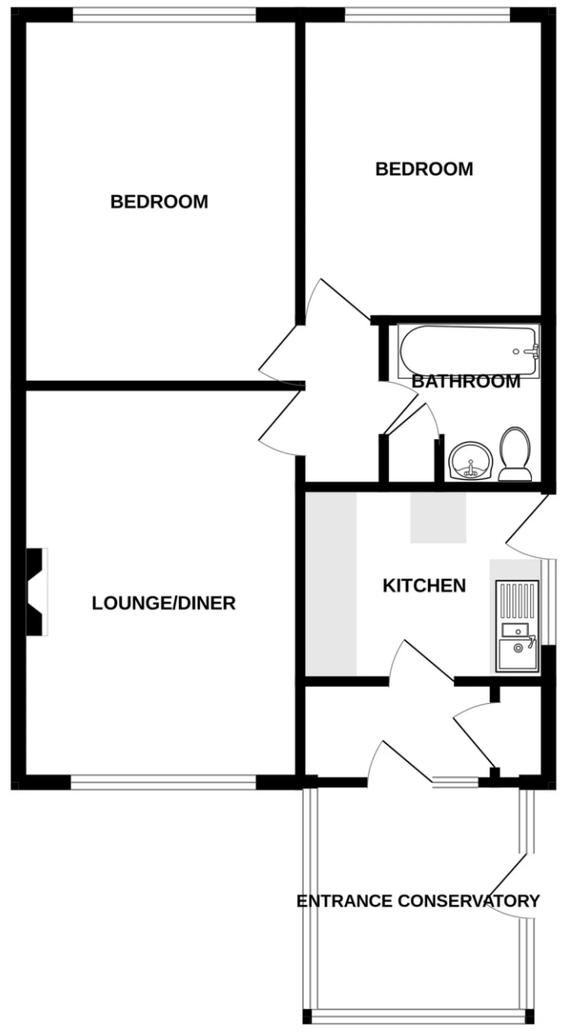
BATHROOM/WC: 1.98m x 1.93m (6'6" x 6'4") Comprising of bath with Mira shower unit over, pedestal wash hand basin, WC, cupboard housing water cylinder with fitted immersion, fitted shelved cupboard, tiled walls, radiator, mirror fronted medicine cabinet, double glazed window with patterned glass.

OUTSIDE: To the front of the bungalow is a lawned garden edged with mature flower and shrub beds with patio sun terrace adjoining the front of the bungalow gaining lovely views to the estuary. A good size driveway offers ample off road parking leading to GARAGE. Outside cold water tap. A side pathway gives access through to the rear garden, which is laid to lawn with patio stones leading to the rear of the garden, well stocked flower and shrub beds, greenhouse. To the rear of the garage is a useful covered storage area.

GARAGE: 6.32m x 2.46m (20'9" x 8'1") Up and over door, power and light connected. A good size garage with fitted work bench and cupboards, door giving direct access into the rear garden.

FLOOR PLAN:

GROUND FLOOR



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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