

01395 222350

**LINKS**  
ESTATE AGENTS

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

**Guide Price £525,000**  
**18 Bunn Road, Exmouth, EX8 5PP**



- Immaculate Link Detached House In Cul-De-Sac • Panoramic Sea, South Devon Coastline & Estuary Views • Ground Floor Cloakroom, Sitting Room With Views • Fantastic, Open Plan Kitchen/Dining/Family Room, Utility Room • 4 Bedrooms, Master En - Suite & Bathroom
- Private & Easy To Maintain Rear Garden • Garage With Driveway • NO ONWARD CHAIN



## Accommodation

### Ground Floor

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

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard, that also houses the electric trip switch fuse box. Radiator. Wall mounted central heating thermostat. Smoke alarm. Doors leading to sitting room, kitchen / dining / family room and:

#### Cloakroom

Obscure uPVC double glazed window to side. Modern fitted white suite of low level WC and vanity wash hand basin. Radiator.

#### Sitting Room 21'4" (6.5m) Into Bay x 12'7" (3.84m)

Dual aspect having walk - in uPVC double glazed bay window to front gaining far reaching Sea, South Devon coastline and Haldon Hill views, plus window to side. Focal point of electric log / living flame effect fire. 2 Radiators. Inset ceiling lights. Double doors leading to:

#### Open Plan Kitchen / Dining / Family Room 23'0" (7.01m) x 19'3" (5.87m)

Dual aspect having uPVC double glazed sliding patio doors leading to the rear garden, window to side and 2 rain sensor skylights to rear. Large range of cupboard and drawer storage units, with matching Island, having Granite work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with filter hood above. Integrated double electric oven and grill. Integrated microwave. Integrated full size fridge and freezer. Integrated dishwasher. Underfloor heating with wall mounted controls. Inset, zoned, ceiling lights. Open and steps down to:

#### Utility Room 7'10" (2.39m) x 4'11" (1.5m)

uPVC double glazed window to rear. Cupboard storage units with roll edged work surface. Stainless steel single sink with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Radiator. Inset ceiling lights. Personal door leading to garage.

### First Floor

#### Landing

uPVC double glazed window to side. Access to insulated loft space via trap door with ladder. Smoke alarm. Doors leading to:

#### Bedroom 1 12'7" (3.84m) x 10'9" (3.28m)

uPVC double glazed window to front gaining panoramic Sea, South Devon, Exe Estuary and Haldon Hill views. Good range of fitted bedroom furniture including wardrobes and cupboard storage units. Further built - in double wardrobe with hanging rail and shelving. Radiator. Door leading to:

#### En - Suite

Obscure uPVC double glazed window to side. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Fully tiled walls. Shaver socket. Radiator.

#### Bedroom 2 11'9" (3.58m) x 10'0" (3.05m)

uPVC double glazed window to rear. Built - in double wardrobe with hanging rail and shelving. Radiator.



#### **Bedroom 3 9'4" (2.84m) x 8'3" (2.51m)**

uPVC double glazed window to front gaining those panoramic Sea, South Devon coastline, Exe Estuary and Haldon Hill views. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Radiator.

#### **Bedroom 4 9'0" (2.74m) Plus Recess x 6'9" (2.06m)**

uPVC double glazed window to rear. Radiator.

#### **Bathroom**

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan. Shaver socket.

#### **Externally**

The open plan Front Garden is laid to lawn with steps leading up to the front entrance door and a small raised patio area to take in the views. Shrub bed that provides interest and colour. To the side of the property, a driveway (with outside meter boxes and cold water tap) provides off road parking and leads to:

#### **Garage 17'4" (5.28m) x 8'10" (2.69m)**

Up and over door to front. Under eaves storage space. Power and light connected. Personal door to rear leading to utility room.

#### **Rear Garden**

The property enjoys an enclosed, private and easy to maintain Rear Garden which is laid predominantly to composite decking, providing an ideal space for outdoor dining and sitting during the fine weather. Raised shrub bed to rear. Timber panelled fence and hedge boundaries. Outside power points. Outside water tap. Outside lighting. 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 E

#### **Mortgage Assistance**

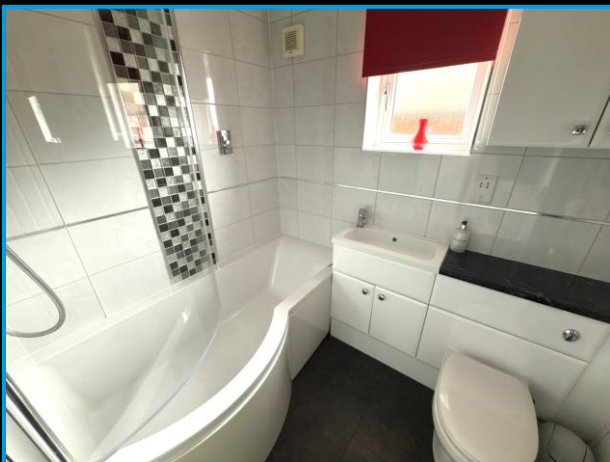
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

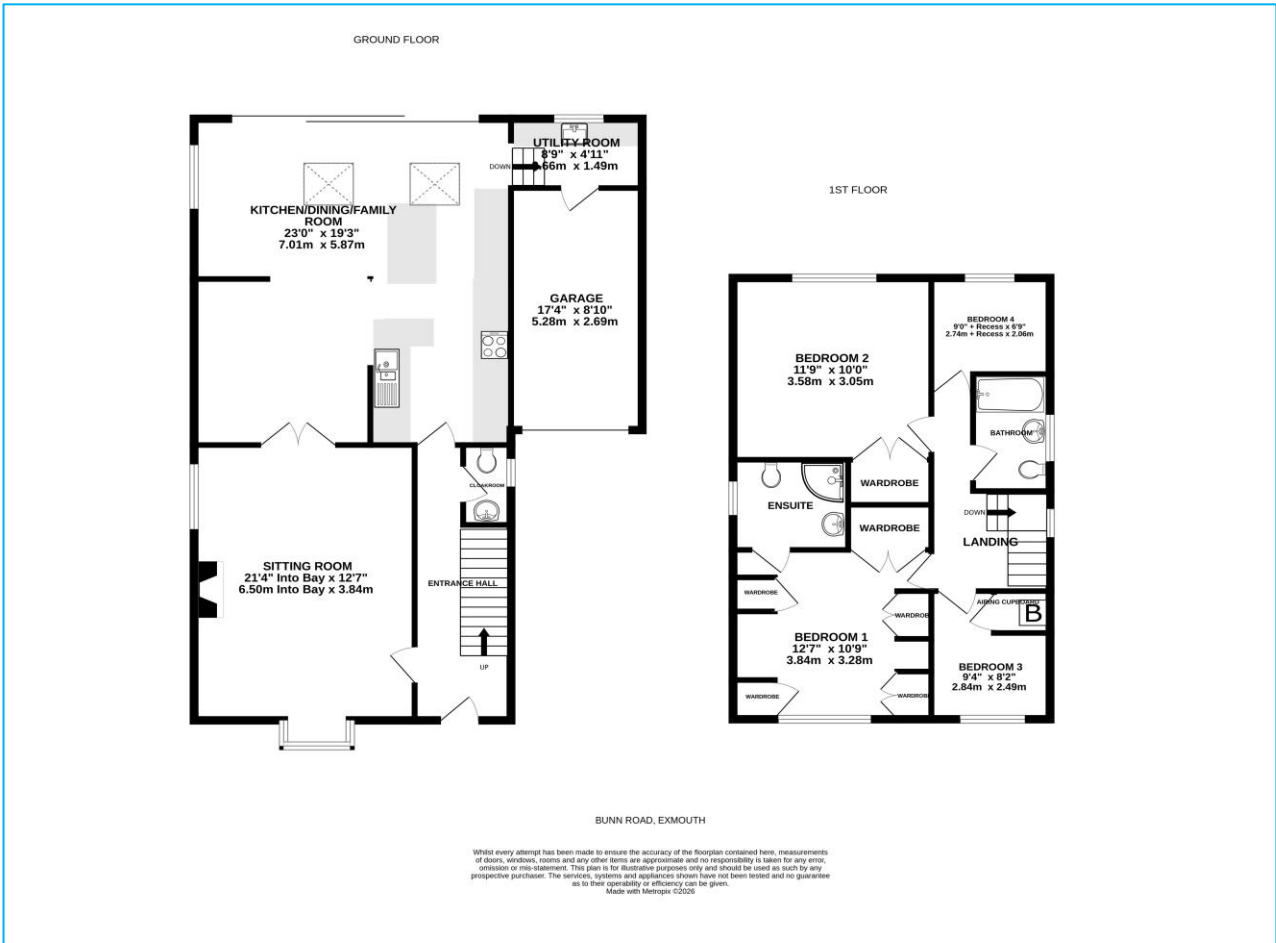
Your home may be repossessed if you do not keep up repayments on your mortgage

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.



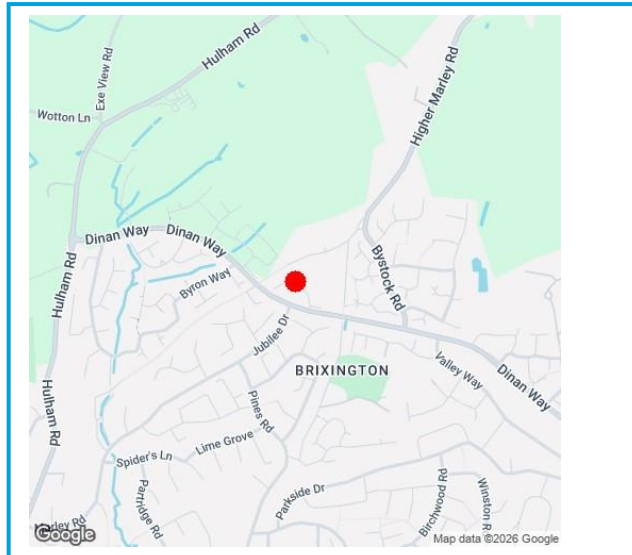


**Directions**

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary). Proceed along this road for approximately 1 mile. Before leaving Exmouth, at the roundabout, turn right onto Dinan Way. Take the third left into Bunn Road where the property will be found on the right hand side, clearly identified by our For Sale sign

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	81

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.