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**LINKS**  
ESTATE AGENTS

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**Guide Price £375,000**  
**18 Moorfield Road, Exmouth, EX8 3QR**



- Extended, 3 - 4 Bedroom End Of Terrace Family House • Gas Centrally Heated & uPVC Double Glazed • Living Room, Dining Room & Modern Kitchen With A Breakfast Area • uPVC Double Glazed Conservatory, G/Floor Bed 4/Reception Room • Ground Floor & First Floor Shower Rooms • Off Road Parking For 3 Motor Vehicles • Enclosed Southerly Facing Rear Garden • Popular Withycombe Location. Internal Viewing Advised



Obscure, uPVC double glazed front entrance door, leading to:

### Ground Floor

#### Entrance Hall

Staircase rising to the first floor. Radiator. Coved ceiling. Concealed electric fuse and meter box. Small under stairs storage cupboard. Doors leading to the breakfast area, shower room, bedroom 4/reception room and:

#### Dining Room 11'4" (3.45m) x 11'1" (3.38m)

Sliding patio doors to the rear leading out to the conservatory. Radiator. Laminate flooring. Coved ceiling. Open aspect to:

#### Living Room 12'7" (3.84m) x 12'2" (3.71m)

Window to front. Radiator. Coved ceiling.

#### Kitchen / Breakfast Room 18'3" (5.56m) x 10'10" (3.3m)

#### Breakfast Area 10'10" (3.3m) x 7'10" (2.39m)

Double open French doors to the rear leading out to the conservatory. Radiator. Inset ceiling lights. Laminate tiled flooring. Ample space for a breakfast table and chairs. Open aspect to:

#### Kitchen 10'9" (3.28m) x 9'6" (2.9m)

Dual aspect room with a window to the side and the rear. Range of modern fitted floor and wall mounted cupboard and drawer storage units with a roll edged work surface above and matching splash backs. Inset stainless steel single sink with a single drainer unit with a mixer tap above. Space and plumbing for a washing machine and a dishwasher. Built in 4 ring gas hob with an electric oven below. Space for a freestanding fridge/freezer. Tiled flooring. Concealed wall mounted, gas fired combi boiler, that supplies the gas central heating and the domestic hot water.

#### Conservatory 15'1" (4.6m) x 9'6" (2.9m)

A lovely addition to the property. Dwarf brick walls with uPVC double glazed windows above to side and rear. Double opening, fully glazed, French doors to one side, with matching windows to either side. Upright radiator.

#### Bedroom 4/Reception Room 12'8" (3.86m) x 9'5" (2.87m)

A room that could be used for a variety of uses, including an additional bedroom or reception room. Window to front. Radiator. Door leading to:

#### Shower Room

Jack and Jill style with a door leading to the entrance hall. Window to side. Fitted white suite comprising of a single shower cubicle with tiled splash backs to ceiling height, electric shower unit and a splash screen door. Low level WC. Vanity wash hand basin. Vinyl flooring. Heated towel rail.

### First Floor

#### Landing

Window to side. Access to insulated loft space. Smoke alarm. Doors leading to:

#### Bedroom 1 12'2" (3.71m) x 11'1" (3.38m)

Window to front. Radiator. Coved ceiling.

#### Bedroom 2 11'8" (3.56m) x 11'1" (3.38m) Max

Window to rear. Radiator. Coved ceiling. Storage cupboard.

#### Bedroom 3 9'1" (2.77m) x 7'5" (2.26m)

Window to side. Radiator.



### Shower Room

Obscure glazed window to rear. Modern fitted white suite comprising triple shower tray with a thermostatically controlled shower unit and splash screen door. Concealed cistern WC. Vanity wash hand basin. Heated towel rail. Fully tiled walls and floor.

### Externally

#### Front Of Property

To the front of the property is a large shingled driveway that provides off road parking for 3 motor vehicles. Gas meter box. Evergreen and timber fenced boundaries.

#### Rear Garden

To the rear of the property is an enclosed and southerly facing rear garden that enjoys the lion's share of the sunshine. There is a large raised decked area laid adjacent to the rear of the property that provides an excellent area for outdoor dining and sitting during finer weather. The remainder of the garden is then laid to lawn with some mature shrubs and trees. Timber summer house/storage shed. Further timber garden shed. Outside water tap. Outside lighting. Front pedestrian access for a timber garden gate to the side. Timber fenced boundaries.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band C. The property is on a water meter.

### Mortgage Assistance

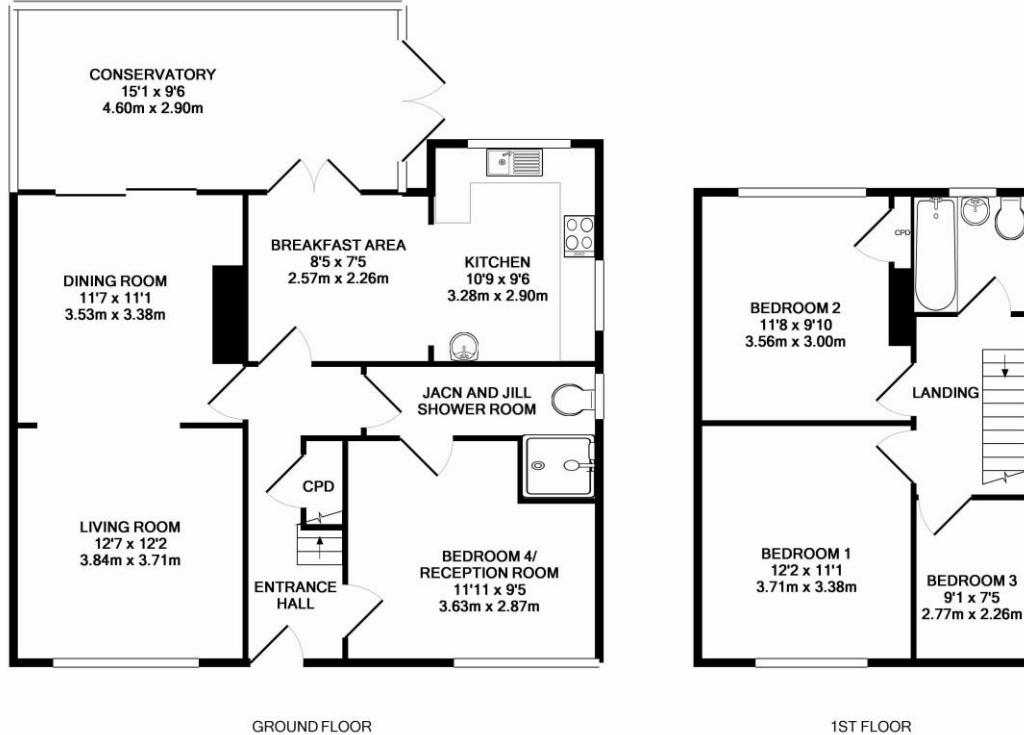
We are pleased to recommend Jim Atkinson Cert PFS of Mortgage Choice Plus, who is an Independent Financial Advisor who specialises in mortgages. Jim would be pleased to help, no matter which Estate Agent you finally buy through. For a FREE initial chat with Jim, please contact us to arrange an appointment on 01395 222350.

Mortgage Choice Plus is an appointed representative of Lighthouse Advisory Services Limited which is authorised and regulated by the Financial Conduct Authority.

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

### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR

1ST FLOOR

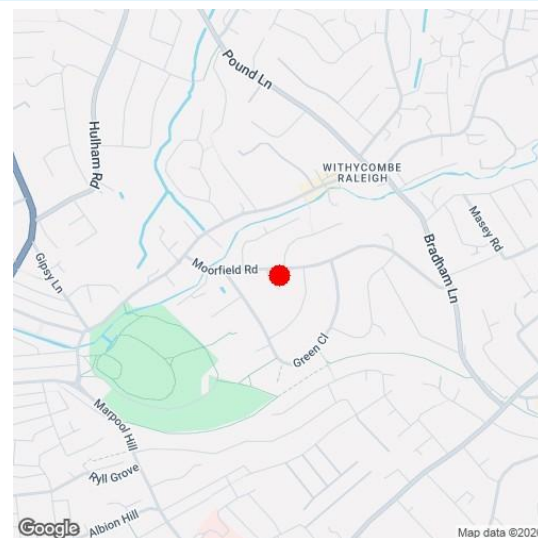
MOORFIELD ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, continue down Rolle Street, past The Strand Gardens and at the roundabout, turn right onto The Parade and into Exeter Road. At the Park Hotel, turn right into Withycombe Road and at roundabout turn left. Continue straight ahead at the next roundabout, take the 2nd right into Moorfield Road where the property will be found on the right hand side clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
More 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	
63	75
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.