

01395 222350

LINKS
ESTATE AGENTS

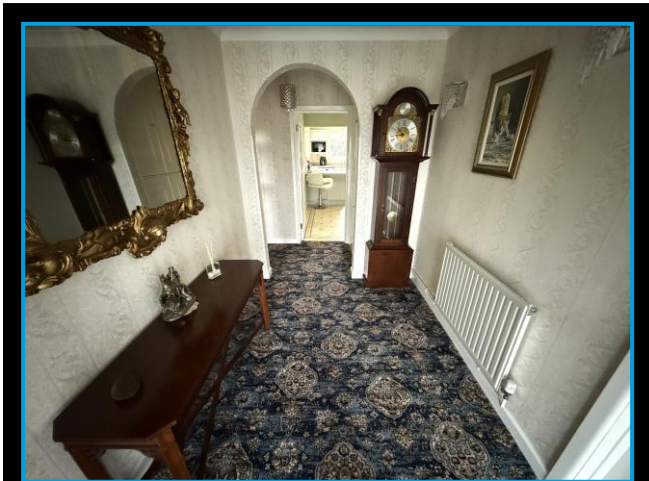
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Guide Price £465,000

133 St Johns Road, Exmouth, EX8 4EW



- Detached Bungalow In Popular Location • Gas Central Heating & Double Glazing • Living / Dining Room • Extended Kitchen / Breakfast Room • 3 Double Bedrooms • Bathroom Including Bath & Separate Shower Cubicle • Garage, Driveway, Gardens • NO ONWARD CHAIN



uPVC sliding door provides access to:

Entrance Porch

Tiled flooring. Obscure glazed window to side. Steps leading up to an obscure uPVC front entrance door with a matching window to side, leading to:

Entrance Hall

Good size hallway that has a large airing cupboard, housing a wall mounted, gas fired, combination boiler with slatted shelving. Further additional large storage cupboard with storage above. 2 x Radiators. Coved ceiling. Smoke alarm. Access to an insulated loft space, which subject to usual planning consents, could be converted to provide additional accommodation. Doors leading to 2 bedrooms, bathroom, kitchen / breakfast room and:

Living Room 13'11" (4.24m) x 13'10" (4.22m)

A dual aspect room that has a large window to front and two obscured glazed windows to the side aspect. Focal point of a coal effect gas fire with an attractive fireplace surround. Radiator. Coved ceiling. Archway leading to:

Dining Room 9'11" (3.02m) x 9'10" (3m)

Obscure glazed window to side aspect. Radiator. Coved ceiling. Glazed door leading to bedroom 3 and glazed door leading to:

Kitchen / Breakfast Room 20'10" (6.35m) x 9'5" (2.87m)

An extended room that has a window to the rear and a window to the side, along with a uPVC double glazed door to the side that provides access to the rear garden. Good range of modern fitted floor standing and wall mounted cupboard and drawer storage units with attractive matching work surfaces and matching up stands above. Inset induction hob with chimney style extractor above. Built in eye level electric oven. Space and plumbing for a washing machine. Inset composite one and a half bowl sink with a single drainer unit and a mixer tap above. Built in eye level microwave. Integrated fridge and freezer. Tiled flooring. Radiator. Ample space for dining table and chairs. Insect ceiling lights. Sun tunnel to dining area.

Bedroom 1 13'7" (4.14m) x 11'0" (3.35m)

Window to front. Radiator. Large range of built in bedroom furniture inclusive of two double wardrobes, drawers, display shelving and overhead storage cupboards. Coved ceiling.

Bedroom 2 12'2" (3.71m) x 11'9" (3.58m)

Window to rear. Radiator. Useful built in double wardrobe. Coved ceiling.

Bedroom 3 10'5" (3.18m) x 10'1" (3.07m)

Window to rear. Radiator. Pedestal wash hand basin with tiled splashbacks above. The large wardrobe in this room can be included within the sale price.

Bathroom

Good size bathroom that has two obscure glazed windows to rear and fully tiled walls and flooring. Fitted white suite comprising of a panelled bath with mixer tap above. Large





walk in shower that has a sliding splash screen door and a thermostatically controlled shower. Vanity wash hand basin with displays to both sides and storage cupboards and drawers beneath. Low level WC. Heated towel rail. Extractor fan. Inset ceiling lights.

Externally

Front Of Property

To the front of the property is a good size garden that is predominantly laid to a level lawn with shrub bed borders. Additional shrub bed border to the side of the driveway. Outside courtesy lighting. A block paved driveway provides off road parking and leads to:

Single Garage 16'5" (5m) x 9'0" (2.74m)

Electric up and over door to front. Obscure glazed window to side. Power and light connect. Wall mounted electric trip switch fuse box, electric meter and gas meter. Water tap. Personal door to side leading to:

Rear Garden

To the rear of the property is a fully enclosed and extremely well maintained garden that has a good size paved patio laid adjacent to the rear of the property, ideal for outdoor dining and sitting during fine weather. Steps then lead up to the remainder of the garden that is predominantly laid to artificial grass with a large central pond, currently drained.. The pond area is partly surrounded by a raised, rocky flower bed that has two Acer Trees and a Palm tree. The remainder of the garden has further additional shrub beds that provide year round colour and interest. The property is fully enclosed via evergreen boundaries. Front pedestrian access via a timber garden gate to the side of the property.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council tax band E. The property is on a water meter.

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

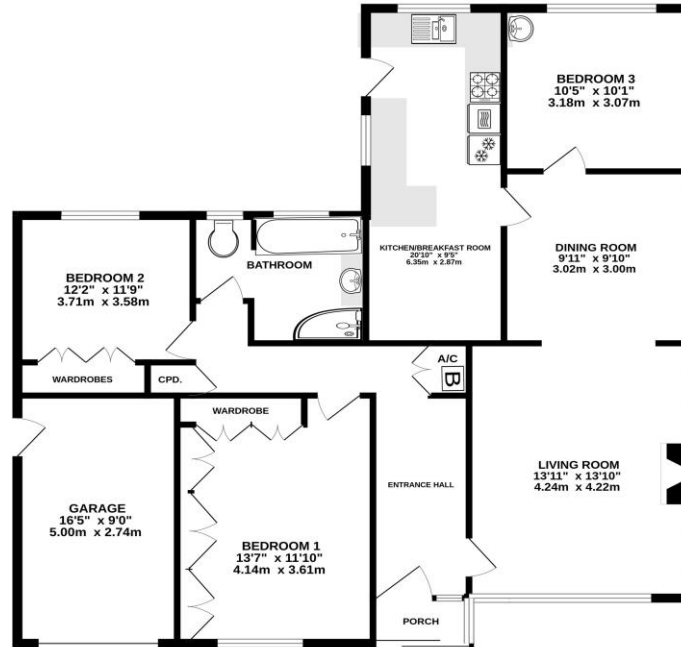
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Agents Notes

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



GROUND FLOOR



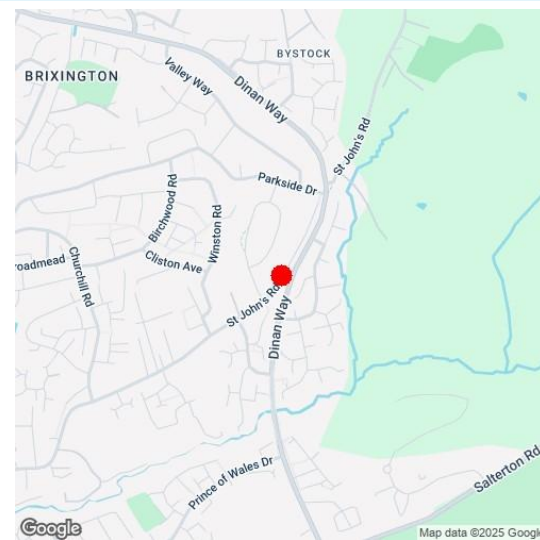
ST. JOHNS ROAD, EXMOUTH

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.
Made with MyHome 5.0.0.25

Directions

From our prominent Town Centre office, proceed out of town onto Salterton Road. After passing Tesco on the left hand side, and at the next set of traffic lights by Lidl, turn left into Dinan Way. Take the 3rd turning left into St Johns Road, then immediately right, where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (81-92)	81
B (69-80)	
C (55-68)	
D (45-54)	
E (35-44)	
F (21-34)	
G (1-20)	67
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

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.