

Guide Price £395,000
1 Shackleton Close, Exmouth, EX8 4PR



- 2 Double Bedroom Detached Bungalow With Views • Updated By The Current Vendors
- Gas Central Heating & uPVC Double Glazed • Dual Aspect Living Room With Views
- Modern Fitted Kitchen/Dining Room With Views • Sun Room With Views, Modern Fitted Bathroom
- Corner Plot Gardens. Enclosed Rear Garden • Off Road Parking & Single Garage.



Accommodation

Step up to uPVC double glazed doors leading to:

Entrance Porch

uPVC double glazed windows to front and both sides. Tiled flooring. Courtesy lighting. Obscure glazed front entrance door with matching window to side, leading to:

Entrance Hall

Smoke alarm. Radiator. Doors leading to both bedrooms, bathroom, kitchen/dining room and:

Living Room 13'5" (4.09m) x 12'0" (3.66m)

Dual aspect room that has a window to front and a large window to the side that enjoys open aspect view across Exmouth and the South Devon Coastline, Exe Estuary and the hills beyond. Radiator. Door leading to:

Kitchen/Dining Room 16'8" (5.08m) x 9'5" (2.87m)

Window to side that again enjoys lovely views, similar to the Living Room. Range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching upstands. Stainless steel single bowl sink with mixer tap and worktop drainer. Built - in 5 ring gas hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher. Space and plumbing for a washing machine. Further space for freestanding fridge / freezer etc. Wall mounted, concealed, gas fired combi boiler supplying the central heating and domestic hot water. Radiator. Glazed door leading to:

Sun Room 13'11" (4.24m) x 6'4" (1.93m)

A useful addition to the property that has a triple aspect with windows to both sides and to the rear. This room, again, enjoys views similar to the kitchen/dining room and living room. Radiator. Part glazed door leading out to the rear garden.

Bedroom 1 12'8" (3.86m) x 9'4" (2.84m)

Window to rear. Radiator.

Bedroom 2 13'5" (4.09m) x 8'8" (2.64m)

Window to front. Radiator.

Bathroom

Obscure glazed window to rear. Modern fitted white suite comprising panelled bath with thermostatically controlled shower unit over. Low level WC. Vanity wash hand basin. Heated towel rail. Wall mounted electric heater. Large linen storage cupboard with slatted shelving. Access to an insulated loft space, via a trapdoor and ladder that is part boarded and that has light connected. Subject to gaining the correct planning permissions, it could be converted to provide further living accommodation. Shaver socket.





Externally

Front And Side Of Property

The property enjoys a corner plot garden that wraps around the front and side of the property. The front garden area comprises predominately of a lawn with a range of mature shrubs, plants and trees that help to provide year round colour and interest. The garden continues around the side of the property and is predominately laid to lawn with a paved patio area that provides an ideal spot to enjoy the Sun during fine weather. A paved pathway provides access around perimeter of the property to the front and side. A wrought iron garden gate gives access to a pathway leading to the front entrance door. Outside lighting. Double wrought iron gates lead to a driveway that provides off road parking for 2 motor vehicles and leads to:

Garage 16'3" (4.95m) x 8'6" (2.59m)

Up and over electric door to front. Window to rear. Power and light connected. Gas meter. Electric fuse and meter boxes. uPVC personal door leading to:

Rear Garden

To the rear of the property is an enclosed garden that is predominantly laid to Stone chippings which provides an ideal area for outdoor dining and sitting during fine weather. Outside water tap and lighting. Front pedestrian access via wrought iron gate to the side.

Tenure

The property is FREEHOLD

Tenure

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

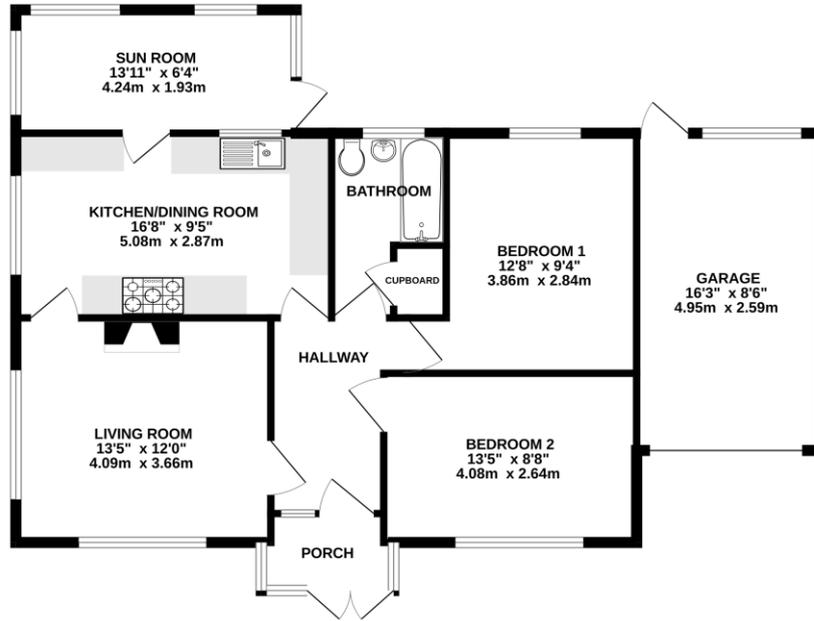
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Agents Note

These are draft particulars and are awaiting vendors verification



GROUND FLOOR



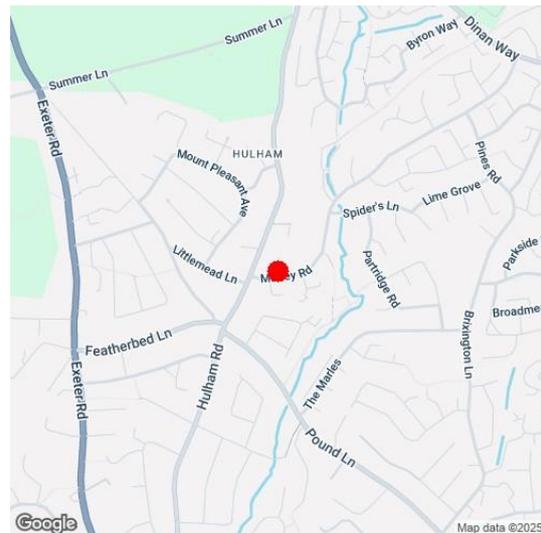
SHACKLETON CLOSE, EXMOUTH

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.
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Directions

From our prominent Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. The next left hand turning is Shackleton Close. The property will be found immediately on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
A (92-100)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	69
<small>Not energy efficient - higher running costs</small>	
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.