

01395 222350

**LINKS**  
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exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

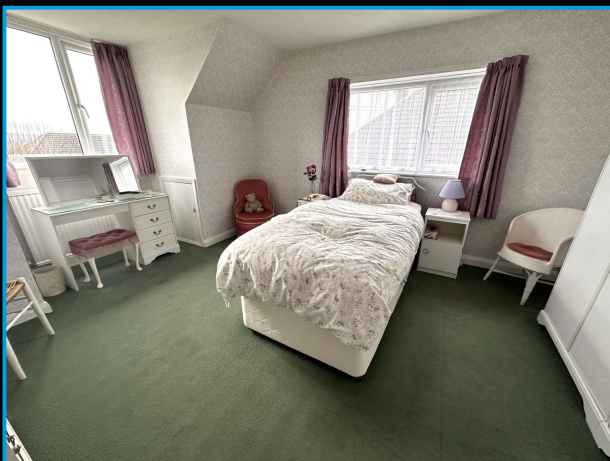
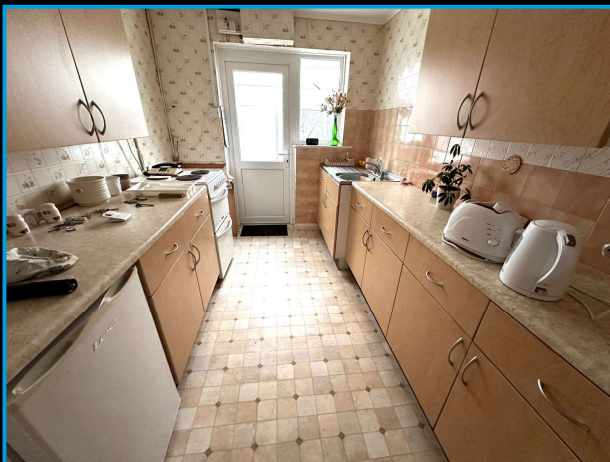
**Guide Price £299,950**

**25 Littlemead Lane, Exmouth, EX8 3BX**



• 2/3 Bedroom Semi Detached Chalet Style House • Extensive Gas Central Heating & uPVC Double Glazing • Living Room & Dining Room/Bedroom 3 • Kitchen, Utility/Rear Porch & WC • 2 First Floor Bedrooms & A Bathroom • Off Road Parking & Detached Garage • Enclosed Westerly Facing Rear Garden • NO ONWARD CHAIN. Viewing Advised





Step up to a part obscure uPVC double glazed front entrance door, with a matching window to side, leading to:

## Ground Floor

### Entrance Hall

Staircase rising to the first floor. Useful under stairs storage cupboard that has shelving and that houses the gas meter. Radiator. Smoke alarm. Doors leading to Kitchen, dining room/bedroom and:

### Living Room 14'5" (4.39m) x 11'0" (3.35m)

Sliding patio doors to the rear that lead out to the rear garden. Radiator. Wall mounted gas fire. Coved ceiling.

### Dining Room/Bedroom 12'0" (3.66m) x 10'3" (3.12m)

A dual aspect room that has a window to the side and a large window to front. Radiator. Coved ceiling.

### Kitchen 11'1" (3.38m) x 7'5" (2.26m)

Window to rear. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks above. Stainless steel single bowl sink and drainer unit with a mixer tap above. Gas and electric cooker points. Space for a free standing fridge/freezer. Further appliance space underneath the work surface. Built in cupboard with shelving. High level electric fuses and a meter box. Door leading to:

### Rear Porch/Utility 6'3" (1.91m) x 5'4" (1.63m)

A useful space that has windows to side and rear and a part glazed door leading out to the rear garden. Fitted work surface with space and plumbing for a washing machine below. Door leading to:

### WC

Single glazed window to rear. Fitted white suite comprising of a low level WC. Wall mounted wash hand basin.

## First Floor

### Landing

Access to an insulated loft space. Smoke alarm. Doors leading to all rooms, including:

### Bedroom 1 15'10" (4.83m) x 11'3" (3.43m)

Dual aspect room that has a window to side and a square walk in dormer window to rear. Radiator. Access to useful eaves storage cupboards.

### Bedroom 2 6'11" (2.11m) x 6'5" (1.96m)

Window to front.

### Bathroom

Obscure glazed window to rear. Fitted coloured suite comprising of a panelled bath that has an electric shower above, tiled splash backs and a shower curtain. Low level WC. Pedestal wash hand basin. Radiator. Airing cupboard that has a small radiator and that houses a wall mounted, gas fired, combination boiler.

## Externally

### Front Garden

To the front of the property is an area of garden that is predominantly laid to lawn that has a shrub bed border to all sides, that are well stocked and provide year round colour and interest. Dwarf brick wall and timber fenced boundaries. Outside courtesy lighting. A driveway provides off parking for two vehicles and leads to:





### Single Detached Garage 18'10" (5.74m) x 8'4" (2.54m)

Up and over door to front. Power and light connected. Window to rear. Door leading to:

### Rear Garden

To the rear of the property is a fully enclosed and well maintained garden that enjoys a westerly aspect. Laid adjacent to the rear of the property is a paved patio that provides an ideal space for outdoor dining and sitting during fine weather. The remainder of the garden is then predominantly laid to a level lawn with well stocked, deep shrub beds to both sides and a mature area of garden to the rear, that has additional shrubs and trees. Timber fenced and evergreen boundaries. Timber built summer house with windows to front and both sides and double doors and that has power connected. Outside water tap. Front pedestrian access via a wrought iron gate to the side of the property.

### 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 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

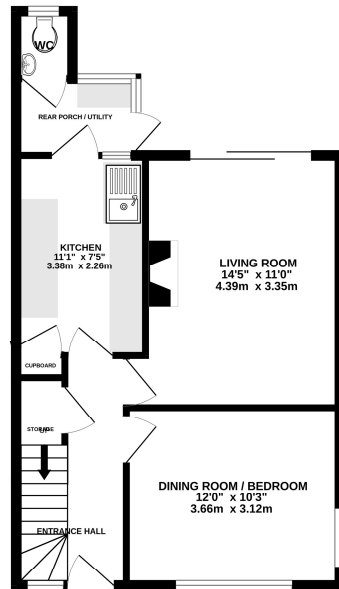
Your home may be repossessed if you do not keep up repayments on your mortgage

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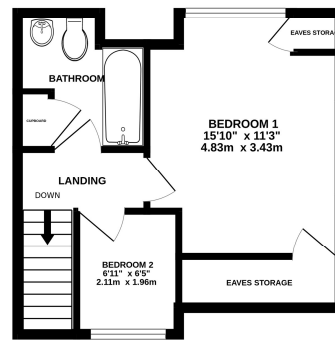
### Agents Notes

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

GROUND FLOOR



1ST FLOOR



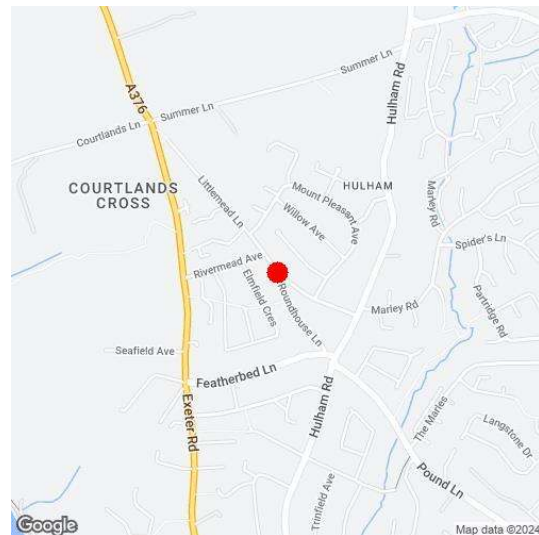
25 LITTLEMEAD LANE

While 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 Exmouth Town Centre, proceed out of town along Exeter Road passing the Shell Garage on the left hand side. Just before leaving Exmouth, take a right hand turning into Rivermead Avenue. Turn right onto Littlemead Lane. The property will be found on your right hand side, clearly identified by our for sale board.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>		87	
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>		68	
(21-38) <b>F</b>			
(1-20) <b>G</b>		68	
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](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.