



Offers In Excess Of £230,000 24 Masey Road, Exmouth, EX8 4AS



- Well Presented Semi Detached House • Gas Central Heating & Double Glazing • Bay Fronted Living Room, Further Reception Room • Extended Kitchen / Dining Room • 3 First Floor Bedrooms
- Modern Fitted Bathroom Suite • Parking To Front, Southerly Rear Garden
- Popular Residential Location



Accommodation

Ground Floor

Obscure uPVC double glazed front entrance door, beneath an open storm porch, with outside lighting, leading to:

Entrance Hall

Staircase rising to the first floor. Radiator. Telephone point. Doors leading to a reception room and:

Living Room 13'5" (4.09m) Into Bay x 11'2" (3.4m) Max

Walk in square bay window to front. Focal point of a living flame, coal effect gas fire with a tiled back, stone hearth with a brick surround and wooden mantel above. TV point. Radiator.

Reception Room 14'6" (4.42m) x 11'3" (3.43m)

Window to side. Radiator. Laminate flooring. Telephone point. Useful under stairs storage cupboard. TV point. Open to:

Kitchen / Dining Room 13'11" (4.24m) x 11'5" (3.48m)

Window to rear and door leading out to the paved rear garden. A fine addition to the property. Good range of floor and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Inset stainless steel one and a half bowl sink with a single drainer unit and a mixer tap above. Built in 4 ring gas hob with a filter hood above and an electric oven below. Integrated fridge and freezer. Space and plumbing for a washing machine and a dishwasher. Radiator. Tiled flooring. Ample space for a dining table and chairs. Concealed, wall mounted gas fired combi boiler supplying the gas central heating and domestic hot water. 2 x Glass fronted display cupboards.

First Floor

Landing

Window to side. Access to insulated loft space. Radiator. Doors to all rooms including:

Bedroom 1 11'4" (3.45m) Plus Recess x 9'7" (2.92m)

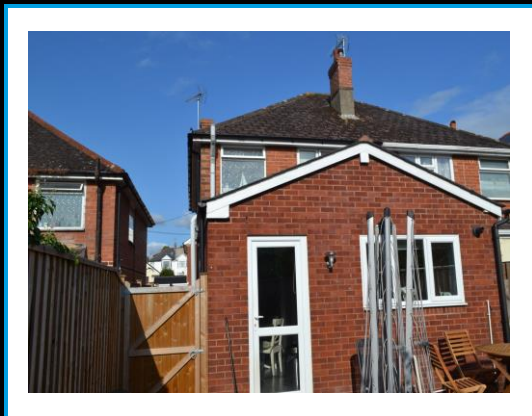
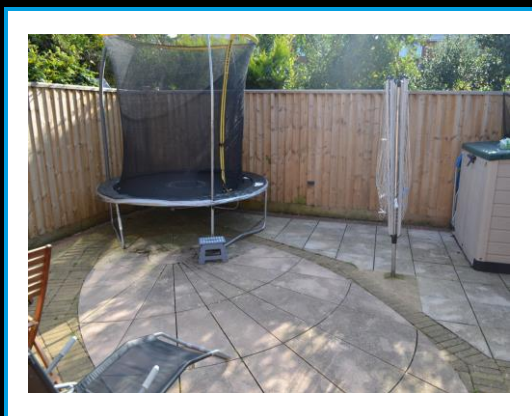
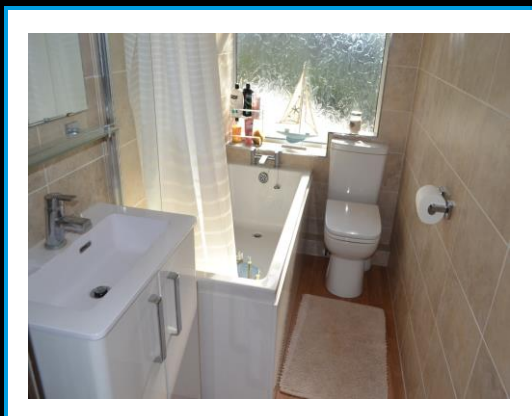
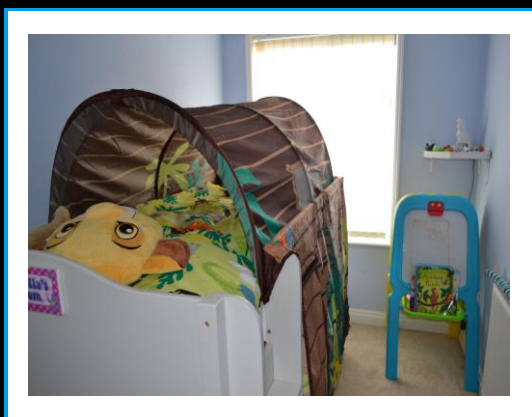
Window to rear. Radiator. Storage recess. TV point. Access to insulated loft space via trapdoor with ladder.

Bedroom 2 10'10" (3.3m) Plus Recess x 6'6" (1.98m)

Window to front. Radiator. TV point.

Bedroom 3 7'8" (2.34m) x 7'8" (2.34m)

Window to front. Radiator.



Bathroom

Obscure glazed window to rear. Fully tiled walls. Modern fitted white suite comprising of a panelled bath with a thermostatically controlled shower unit above and shower curtain and rail. Low level WC. Pedestal wash hand basin. Radiator. Vinyl flooring.

Externally

To the front of the property is an open plan area which is laid to block paving, which is currently utilised by the owners for off road parking for a motor vehicle.

Rear Garden

To the rear of the property is an enclosed, easy to maintain and south facing garden that is laid to paving and provides an excellent area for outdoor dining and sitting during finer weather. Timber fenced boundaries. Outside lighting. Front pedestrian access via a timber gate to the side of the property.

Tenure

The property is FREEHOLD

Services

All mains and services are connected. Council Tax Band C.

Mortgage Assistance

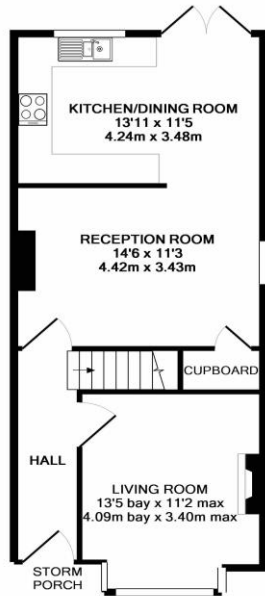
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

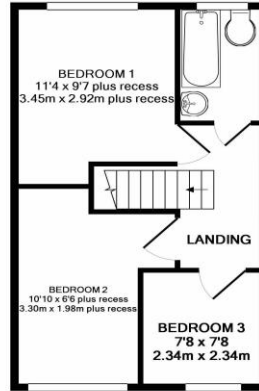
Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority

Agents Note

These are draft particulars and are awaiting vendors verification



GROUND FLOOR



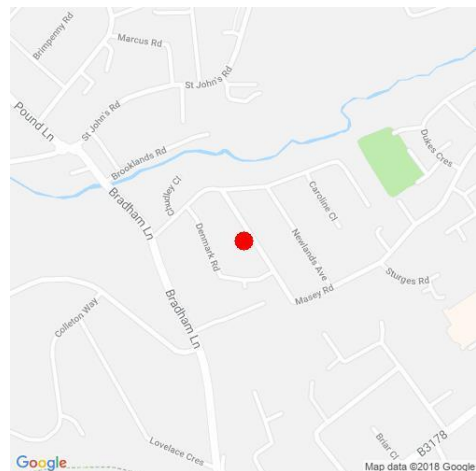
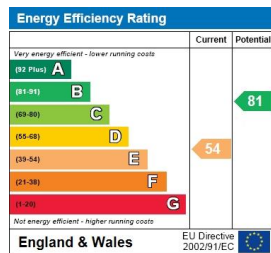
1ST FLOOR

MASEY ROAD, EXMOUTH

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, turn right up Rolle Street and continue into Rolle Road until the roundabout. Turn left along Salterton Road and at Littleham Cross traffic lights, turn left down Bradham Lane. Turn right into Holland Road and 2nd right into Masey Road. The property will be found on the right hand side, clearly identified by our for sale board.



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.