



Price £219,950
173 Langstone Drive, Exmouth, EX8 4JE



- End Of Terrace 2 - 3 Bedroom House • Gas Central Heating & Double Glazing
- Living Room, Dining Room, Kitchen • 2 - 3 First Floor Bedrooms & Bathroom
- Sea & Coastline Views From The Front • Good Sized Rear Garden • Potential To Create Off Road Parking (STP) • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

Window to front. Tiled flooring. Door leading to:

Living Room 15'5" (4.7m) x 12'1" (3.68m)

uPVC double glazed window to front. Radiator. TV point. Telephone point. Stair case rising to first floor. Useful shelved storage cupboard. Dado rail. Open to:

Dining Room 10'9" (3.28m) x 8'1" (2.46m)

uPVC double glazed window to rear. Radiator. Dado rail. Door leading to:

Kitchen 10'8" (3.25m) x 6'10" (2.08m)

uPVC double glazed external door leading to rear garden with uPVC double glazed windows to either side. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge / freezer etc.

First Floor

Landing

Access to insulated and half boarded loft space, with light, via trapdoor with ladder. Smoke alarm. Doors leading to:

Bedroom 1 10'8" (3.25m) x 9'7" (2.92m)

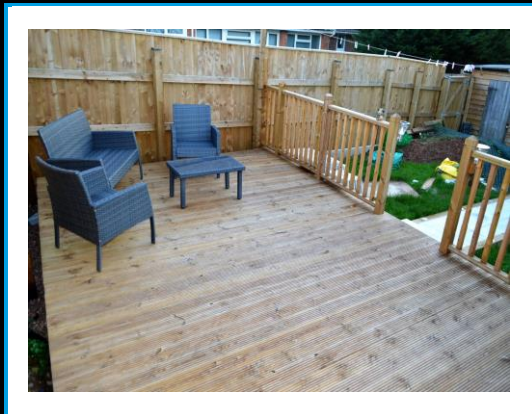
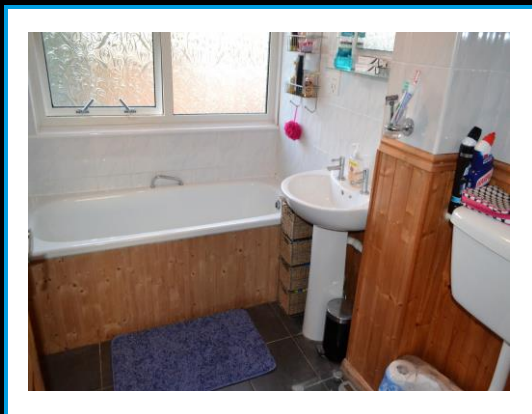
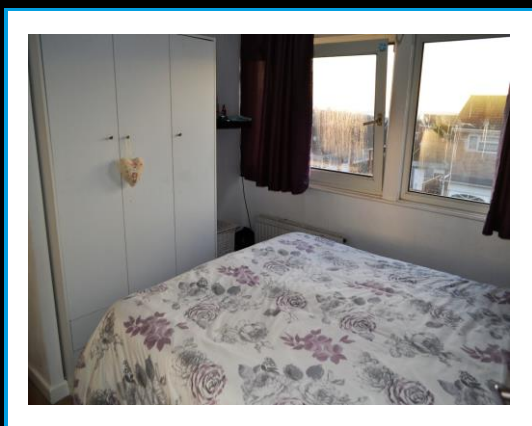
uPVC double glazed window to rear. Built - in double wardrobe. Airing cupboard housing the gas fired combi boiler supplying the central heating and domestic hot water. Radiator.

Bedroom 2 10'2" (3.1m) x 8'10" (2.69m)

uPVC double glazed window to front with far reaching Sea and South Devon Coastline views. Radiator. Door leading to:

Bedroom 3 8'10" (2.69m) x 5'0" (1.52m)

uPVC double glazed window to front with far reaching Sea and South Devon Coastline views. Radiator.



Bathroom

Obscure uPVC double glazed window to rear. White suite comprising panelled bath, low level WC and pedestal wash hand basin. Wood panelled walls to dado height with tiled splashbacks to the remainder of the walls. Radiator. Extractor fan. Tiled flooring.

Externally

The open plan Front Garden is laid to lawn with a pathway leading to the front entrance door. To the side of the property is a further area of land that, subject to any planning consents, could be used to provide off road parking.

Rear Garden

There is a good sized an enclosed Rear Garden that is laid to lawn with a good sized decking area to the rear, being ideal for outdoor dining and sitting during the fine weather. Timber fenced boundaries. Outside water tap. Timber garden shed. Front pedestrian access to side via timber garden gate.

Tenure

The property is FREEHOLD

Services

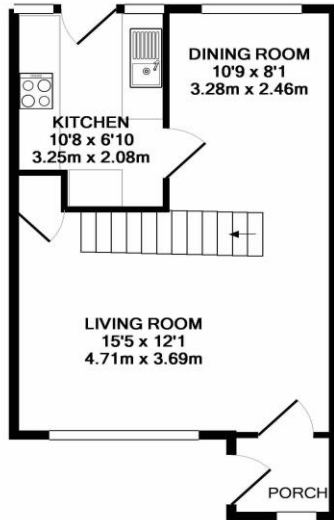
All mains services are connected. The property is on a water meter. Council Tax Band B

Mortgage Assistance

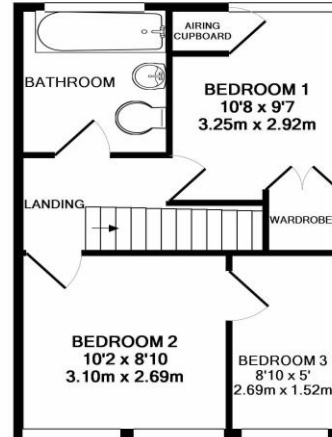
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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



GROUND FLOOR



1ST FLOOR

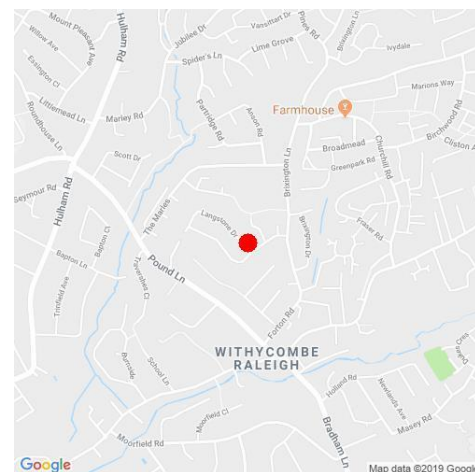
LANGSTONE DRIVE, EXMOUTH

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 left onto Rolle Street, proceed into Rolle Road and then turn left at the roundabout onto Salterton Road. Proceed along Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, turn left and immediately right into Forton Road. Turn left into Langstone Drive and take the 3rd right turning, where the property can be found on the right hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(49-54) E			
(39-48) F			
(1-38) G			
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.