

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £389,950**  
**13 Denmark Road, Exmouth, EX8 4AP**



- Extended 3 Bedroom Semi Detached House • Gas Central Heating & Double Glazing • Bay Fronted Living Room • Lovely Dining Room / Snug With Wood Burner • Stunning Kitchen / Breakfast Room Extension • Modern Fitted Bathroom & Ground Floor Shower Room • Good Size Garden With Hot Tub & Garden Room • Off Road Parking. VIEWING ESSENTIAL



### Storm Porch

Pitched roof storm porch. Small timber store. Courtesy lighting. Satin obscure uPVC double glazed door leading to:

### Ground Floor

#### Entrance Hall

Staircase rising to the first floor. Window to side. Radiator. Wood effect vinyl flooring. High level electric trip switch fuse box. Oak veneer doors leading to the dining room/snug and:

#### Living Room 12'7" (3.84m) Into Bay x 10'10" (3.3m)

Walk in bay window to front. Upright radiator.

#### Dining Room / Snug 16'3" (4.95m) x 10'8" (3.25m)

A fantastic space that is open to the stunning kitchen / breakfast room. Window to side. Wood effect vinyl flooring. Inset ceiling lights and recessed LED lighting to the ceiling. Radiator. Focal point of an attractive wood burning stove with a tiled chimney breast and granite hearth. Concealed electric meter. Useful under stairs storage cupboard. Glass balustrades and steps leading down to:

#### Kitchen / Breakfast Room 15'8" (4.78m) x 15'2" (4.62m)

A fantastic addition to the property that now serves as the hub of house. This room has triple bi-folding doors to the rear, with a window to the side, and a part vaulted glass ceiling - both that allow for natural light to flood into the property. Excellent range of floor standing and wall mounted cupboard and drawer storage units with a large matching central island. Minerva work surfaces to the side and a wood effect work surface to the island. Built in induction hob and a built in eye level electric oven with a microwave/oven above. Inset stainless steel single sink. Built in dishwasher and wine cooler. Concealed space and plumbing for a washing machine with a tumble drier space above. Space for a free standing American fridge freezer. Tiled flooring with under floor heating - with a thermostat control. Inset ceiling lights. Extractor fan. Tiled flooring. Sliding oak veneer door to:

#### Shower Room

Large walk in shower that has tiled splash backs to ceiling height, themostatically controlled shower and splash screen door. Wall hung, concealed cistern WC. Wall mounted wash hand basin. Wall mounted mirror with integrated lighting. Tiled flooring with under floor heating. Satin obscure glazed window to rear. Inset ceiling light. Part vaulted glass ceiling.

### First Floor

Access to an insulated loft space. Smoke alarm. Glass balustrades. Oak veneer doors leading to:

#### Bedroom 1 12'8" (3.86m) Max x 11'0" (3.35m)

Walk in bay window to front. Picture rail. Built in double wardrobe to one wall with mirrored sliding doors.

#### Bedroom 2 9'1" (2.77m) x 8'7" (2.62m)

Window to rear. Radiator.





### **Bedroom 3 9'1" (2.77m) x 7'6" (2.29m)**

Window to rear. Radiator.

### **Bathroom**

Obscure glazed window to front. Fully tiled walls and flooring. Modern fitted white suite that comprises of a tiled panel bath that has a thermostatically controlled shower above and a splash screen. Wall hung, hidden cistern WC. Wash hand basin with storage below. Heated towel rail. Extractor fan.

### **Externally**

#### **Front Of Property**

To the front of the property is a small area of garden that is laid to decorative shingle. A driveway provides off road parking for two motor vehicles.

#### **Rear Of Property**

To the rear of the property is a fully enclosed garden that is predominately laid to artificial lawn that leads down to a decked patio area, ideal for outdoor dining and sitting during fine weather. There is a hot tub adjacent to the rear of the property that is included within the sale. Outside water tap and power points. Timber fenced boundaries. Front pedestrian access via a timber garden gate to the side. To the rear of the garden is a:

#### **Garden Room 11'4" (3.45m) x 9'4" (2.84m)**

Windows to front and double opening doors leading to the rear garden. Power and light connected. A useful space that could be used for a variety of uses. To both sides of the garden room are 2 useful storage sheds.

### **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

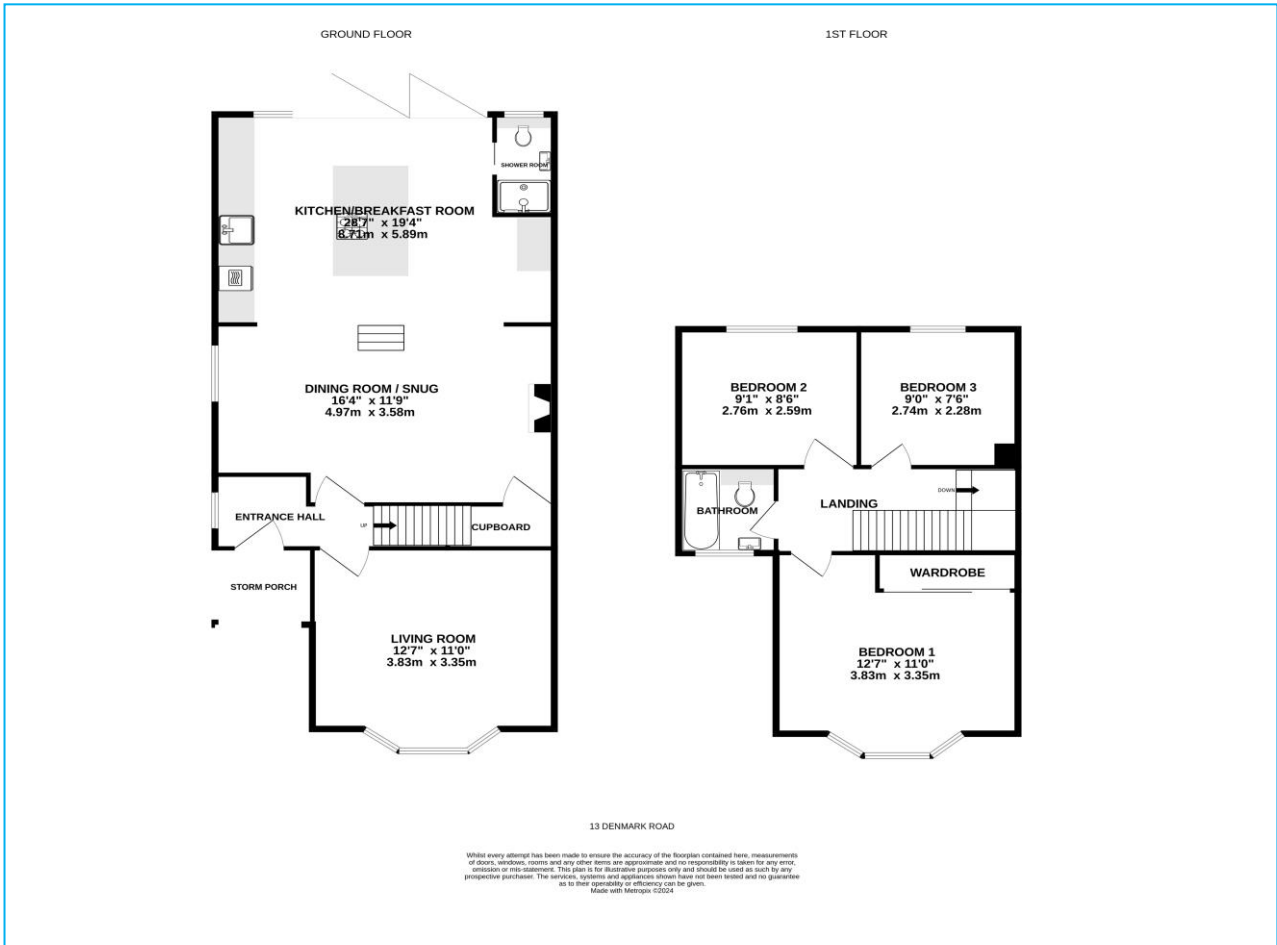
Your home may be repossessed if you do not keep up repayments on your mortgage

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### **Agents Notes**

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

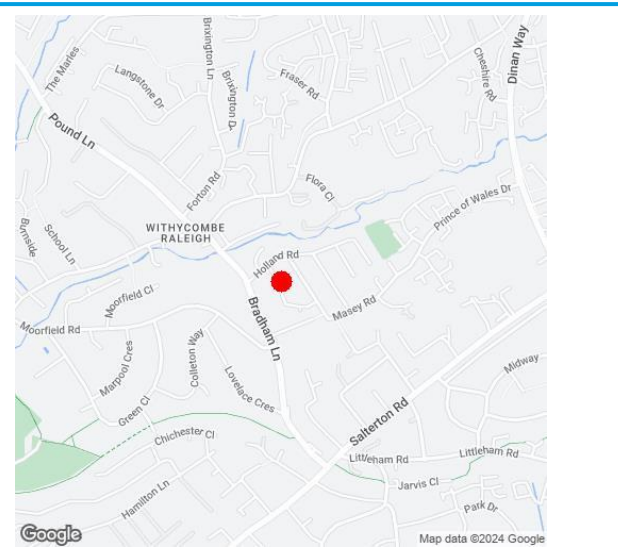




**Directions**

Leaving Exmouth along Salterton Road, at Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and then take the first right into Denmark Road, where the property will be found on the left hand side, clearly identified by our for sale board.

Energy Efficiency Rating												
Current	Potential											
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<b>England &amp; Wales</b>	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.