



Price £299,000
44 Masey Road, Exmouth, EX8 4AR



- Updated & Extended 3 Bedroom Detached Family Home • Gas Central Heating & Double Glazing
- Bay Fronted Living Room • Superb, Open Plan Kitchen/Dining Room With Central Island
- uPVC Double Glazed Conservatory • Cloakroom, Utility Room & Modern 4 Piece Bathroom
- Off Road Parking, Store & South Westerly Facing Rear Garden • NO ONWARD CHAIN



Accommodation

Front entrance door with courtesy lighting leading to:

Ground Floor

Entrance Hallway

Concealed electric trip switch fuse box. Inset ceiling lights. Turning staircase rising to first floor. Doors leading to:

Living Room 13'1" (3.99m) Into Bay x 12'8" (3.86m)

Walk in bay window to front Radiator. Modern upright radiator. TV Point.

Kitchen/Dining Room 17'6" (5.33m) x 12'5" (3.78m) Plus Bay

Window to side. A stunning room that has been well planned by the current vendors and now offers an open aspect and modern living space. Range of floor standing and wall mounted cupboard and drawer storage units with an attractive work surface above and a matching upstand. Central island with breakfast bar. Inset one and a half bow sink with a single drainer unit and a mixer tap above. The range style cooker in situ that has a 5 ring gas hob, double electric oven, separate grill and a useful storage compartment. Extractor hood above. The freestanding American style fridge/freezer in situ could be available via separate negotiations. Tile effect laminate flooring. Focal point of an inset, wood burner style electric fire. Inset ceiling lights. Under unit lighting. Wine rack. Ample space for a dining table and chairs. Doorway leading to the utility room and open aspect to:

uPVC Double Glazed Conservatory 13'11" (4.24m) x 9'1" (2.77m)

A lovely addition to the property that has floor to ceilings windows to side and to the rear. Electric velux window in the ceiling. 2 x modern upright radiators. Tile effect laminate flooring. Sliding patio doors leading out to the rear garden. Door leading to:

Cloakroom

Obscure glazed window to rear. Modern fitted suite comprising of a low level WC. Stylish circular wash hand basin sat on a shelf with a mixer tap. Inset ceiling lights. Complimentary tiled splash backs to dado height. Laminate flooring. Door leading to a useful boiler cupboard/storage cupboard that houses a wall mounted, gas fired, combi boiler that supplies the gas central heating and domestic hot water.

Utility Room 7'2" (2.18m) x 4'11" (1.5m)

Another useful space with a velux window to side. Floor standing storage units with a work surface above. Space and plumbing for a washing machine. Wall mounted heated towel rail. Inset ceiling light. Tile effect laminate flooring. Door leading to:

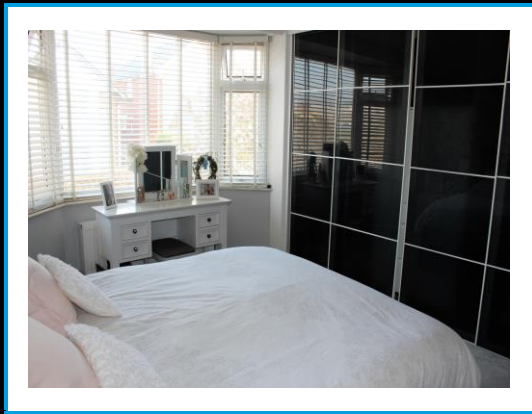
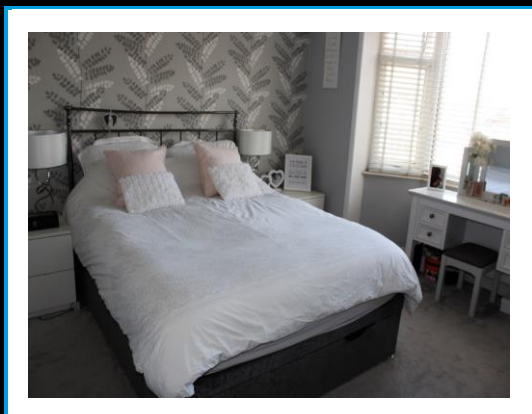
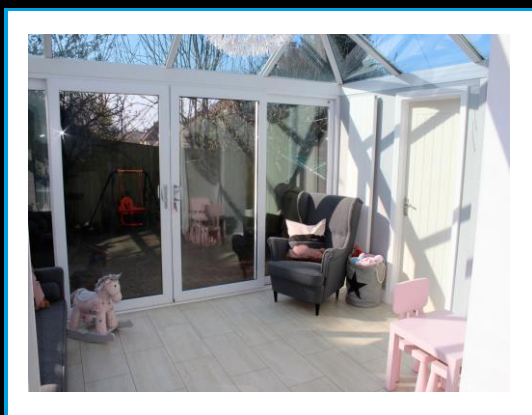
First Floor

Landing

Window to side. Access to an insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 13'7" (4.14m) Into Bay x 10'10" (3.3m) To Wardrobe

Walk in bay window to front. TV point. Radiator. Built in wardrobes to one wall with sliding doors. Inset ceiling lights.



Bedroom 2 11'2" (3.4m) x 8'4" (2.54m)

Window to rear. Picture rail. Radiator.

Bedroom 3 7'1" (2.16m) x 5'10" (1.78m)

Window to side. Picture rail. Radiator.

Bathroom

Obscure glazed window to side. A lovely, modern, 4 piece bathroom suite that comprises of a good size, tiled panelled bath with a central mixer tap. Walk in shower cubicle with sliding splash screen doors and a rainfall shower head above. Low level WC. Pedestal wash hand basin. Fully tiled walls and flooring. Extractor fan. Inset ceiling lights. Heated towel rail.

Externally

To the front of the property is a level and gravelled driveway that provides off road parking for 2/3 motor vehicles. Raised shrub bed to one side of the driveway. Fenced and walled boundaries. To one side of the property is a:

Useful Store 7'9" (2.36m) Max x 5'2" (1.57m) Max

Roll up and over door to front. Motion sensor lighting. Personal door leading to the utility room.

Rear Garden

To the rear of the property is an enclosed, private and south westerly facing rear garden that enjoys the lion's share of the sunshine. Immediately adjacent to the rear of the property is a level lawn (which has recently been re-seeded) and a level patio area, that provides the ideal area for outdoor dining and sitting during finer weather. To the side of the property is a further area laid to shingle and decking, which again provides an excellent area for sitting. To the other side of the property is a shingle area suitable for storage. Outside meter boxes. Outside light and power point. A timber garden to the side of the property allows for front pedestrian access. Timber fenced boundaries.

Tenure

The property is FREEHOLD.

Services

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

Mortgage Assistance

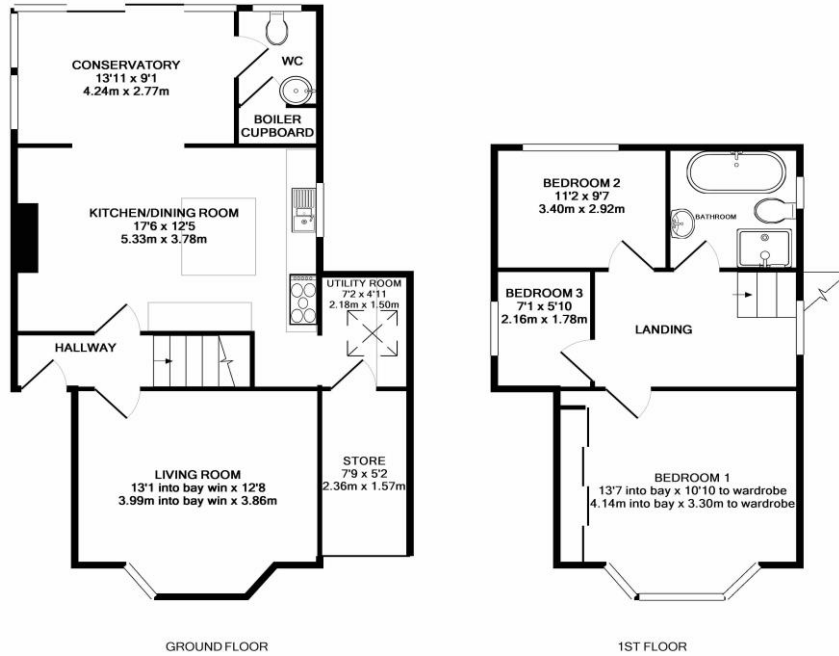
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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 Notes

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



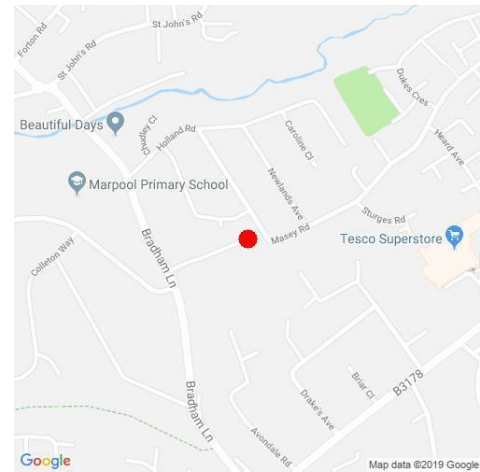
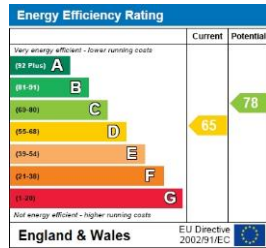
MASEY ROAD

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, proceed along Rolle Street towards Salterton Road. At the round about, turn left onto Salterton Road. At the 2nd set of traffic lights, at Littleham Cross, 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 sign.



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.