



Price £249,950
28 Littlemead Lane, Exmouth, EX8 4RF



- Detached Bungalow In A Popular Residential Location • Dual Aspect Living Room
- Dual Aspect Kitchen, & Bathroom With A White Suite • Two Double Bedrooms • Gas Central Heating & Double Glazing
- Enclosed Front & Rear Gardens • Driveway leading To detached Garage • NO ONWARD CHAIN



Exmouth is part of the coastline known as the "Jurassic Coast" which has a lovely stretch of sandy beach and a Marina. There are further beaches nearby including Budleigh Salterton, Sidmouth and Lyme Regis. Exmouth town centre has a variety of local shops, pubs and restaurants, and regular bus and train services to Exeter City and the airport which is approximately 10 miles distance.

uPVC outer door opens into:

Entrance Porch

Part obscure glazed door leading to the entrance hall with a matching window to side,

Hallway

Central heating radiator. Telephone point. Loft access, part boarded with light and retractable ladder. Doors leading to principle rooms.

Living Room 15'11" (4.85m) x 10'11" (3.33m)

A dual aspect room with double glazed windows to side and front aspect, each fitted with vertical blinds. Coal effect gas fire mounted on a tiled mantle, hearth and surround, with a gas back boiler behind. Central heating radiator. Picture rail. Television aerial lead.

Kitchen 11'7" (3.53m) x 9'5" (2.87m) Max

A dual aspect room with double glazed windows to side and front aspect. The kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer units with work surfaces over. Single drainer stainless steel sink unit. Space for cooker, under counter fridge and freezer. Built in airing cupboard with slatted shelving currently housing the immersion tank. Central heating radiator. Wall tiling. Obscure double glazed window to side giving access to the garden.

Bedroom 1

A dual aspect room with double glazed windows to side and rear aspect. Central heating radiator. Coving to ceiling. Television aerial lead.

Bedroom 2

Double glazed window to rear aspect. Central heating radiator.

Bathroom

White suite comprising: Panelled bath with chrome hand grips, electric shower over the bath, shower rail and curtain. Grab rail. Pedestal wash hand basin. Low level WC. Complimentary wall tiling to full height. Mirror fronted wall mounted medicine cabinet. Central heating radiator. Obscure double glazed window to side.



Externally

The property benefits from both front and rear gardens

Front Garden

The enclosed front garden has an array of bushes, shrubs, and trees offering colour and interest. Double wrought iron gates open onto a driveway, which in turn leads to a single garage.

Rear Garden

The enclosed rear garden is low maintenance and laid predominantly to paving slabs with an area of shingle. There are some mature plants, trees and bushes to the edge of the garden. Access to both sides of the property. Pedestrian door opening to:

Garage 16'1" (4.9m) x 9'0" (2.74m)

Up and over door, power and light. Window to rear providing natural light.

Tenure

The property is FREEHOLD.

Services

Mains drainage, water, gas and electric, although we have not verified connection. Council tax band D.

Mortgage Assistance

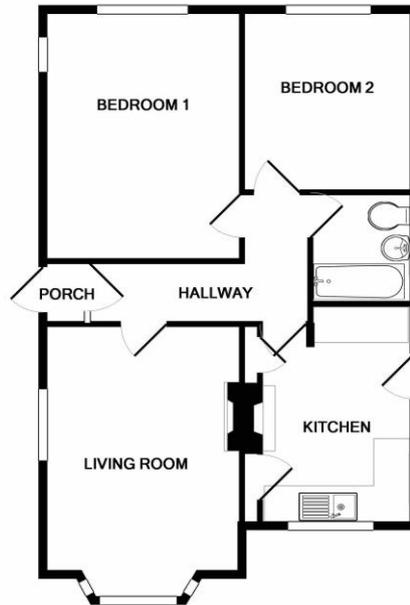
We are pleased to recommend Bespoke Mortgage Guidance, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

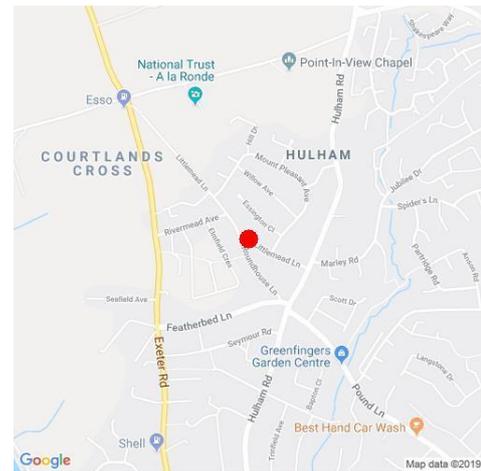
These are draft details awaiting vendors verification.



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 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 where the property can be found after the left turning on the left 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.