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LINKS
ESTATE AGENTS

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Guide Price £299,950

22 Vansittart Drive, Exmouth, EX8 5PD



- Immaculate Mid Terraced House • Gas Central Heating & Double Glazing • Entrance Porch, Living Room • Modern Fitted Kitchen / Dining Room • uPVC Double Glazed Conservatory
- 3 Bedrooms & Modern Fitted Bathroom • Southerly Facing Rear Garden, Garage Close By
- Handy For Local Shops, Doctors, Pharmacy & Primary School



Accommodation

Ground Floor

Step up to composite front entrance door leading to:

Entrance Porch

Obscure uPVC double glazed windows to front and side. Wall mounted electric trip switch fuse box. Half glazed door leading to:

Living Room 14'5" (4.39m) x 13'10" (4.22m)

uPVC double glazed window to front. Staircase rising to first floor. Wall mounted electric fire. Radiator. Engineered Oak flooring. Smoke alarm. Wall mounted central heating thermostat. Open to:

Kitchen / Dining Room 14'8" (4.47m) x 10'6" (3.2m)

uPVC double glazed external door leading to rear garden with uPVC double glazed window adjacent. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and tiled splash back's. Stainless steel single bowl sink and drain unit with mixer tap. Built - in slimline dishwasher, integrated fridge and freezer. Space and plumbing for washing machine. Radiator. Useful under stairs storage cupboard. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Engineered Oak flooring to dining area. uPVC double glazed doors leading to:

Conservatory

uPVC double glazed windows to rear and side on rendered dwarf brick walls. uPVC double glazed external door to side that leads to rear garden. Radiator. Laminate flooring.

First Floor

Landing

Access to insulated and part boarded loft space via trap door with ladder. Doors leading to:

Bedroom 1 13'6" (4.11m) To Wardrobe x 8'2" (2.49m)

uPVC double glazed window to front. Built in double wardrobe. Useful linen storage cupboard with slatted shelving. Radiator.

Bedroom 2 9'3" (2.82m) x 8'1" (2.46m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 10'6" (3.2m) Into Recess x 5'11" (1.8m)

uPVC double glazed window to front. Useful bulkhead storage cupboard. Radiator.



Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including rainfall Waterhead, with tiling to ceiling height. Concealed cistern WC. Vanity wash hand basin. Heated towel rail. Extractor fan. Inset ceiling lights.

Externally

The property enjoys easy to maintain gardens. The Front Garden is laid to patio with pathway leading to front entrance door. External cupboard giving access to the gas and electric metres.

Southerly Facing Rear Garden

The property enjoys a larger than average, Southerly facing, enclosed and easy to maintain Rear Garden which consists of a patio area immediately adjacent the property with a further decking area, both being ideal for outdoor dining and sitting during the fine weather. The remainder of the gardens are then laid to artificial grass and stone chippings. Timber panelled fenced boundaries. Outside water tap. Outside power points. Rear pedestrian access via timber garden gate. Close by to the property is:

Garage 16'10" (5.13m) x 8'3" (2.51m)

Up and over door front. Off road parking immediately to the front.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

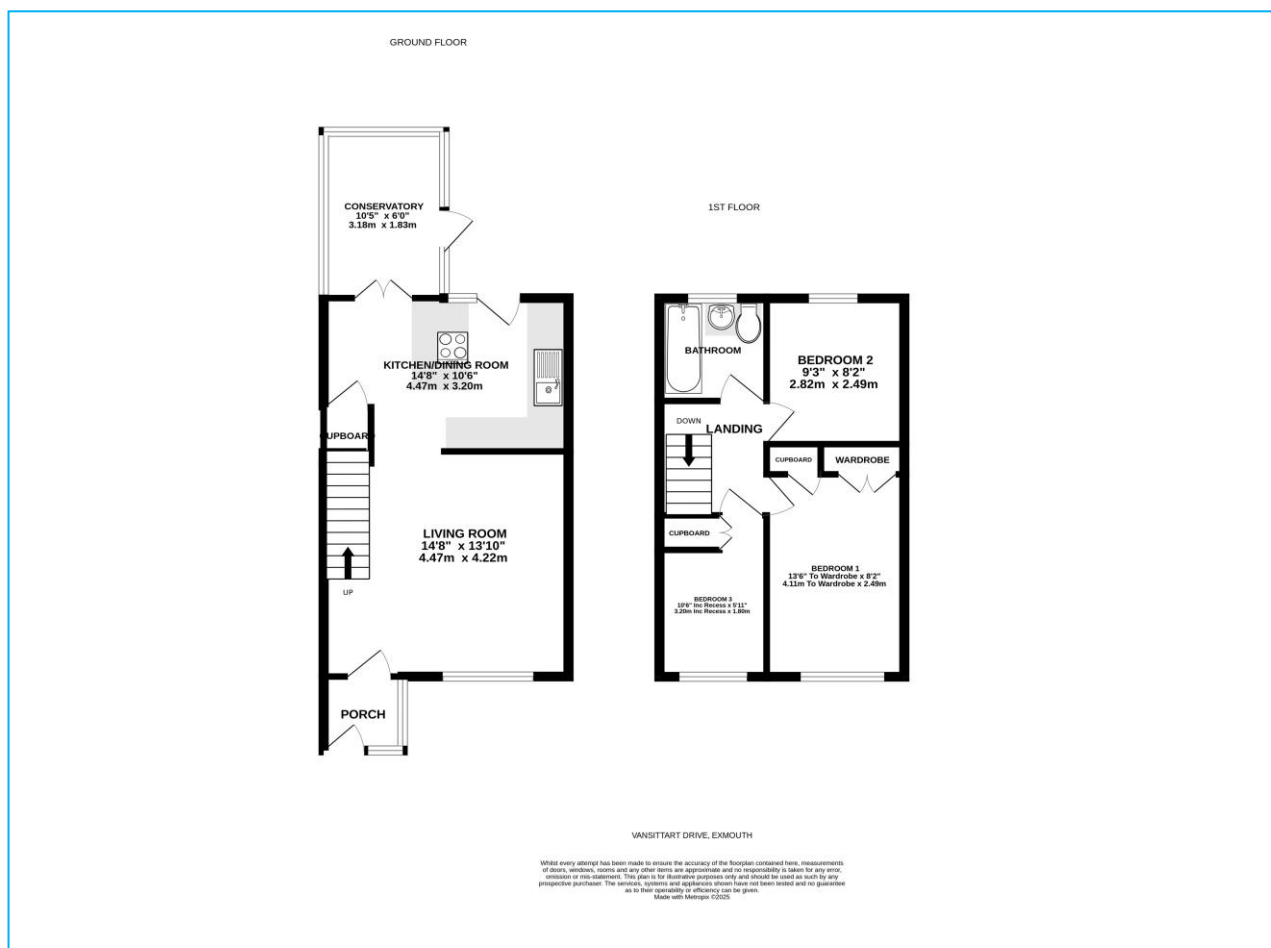
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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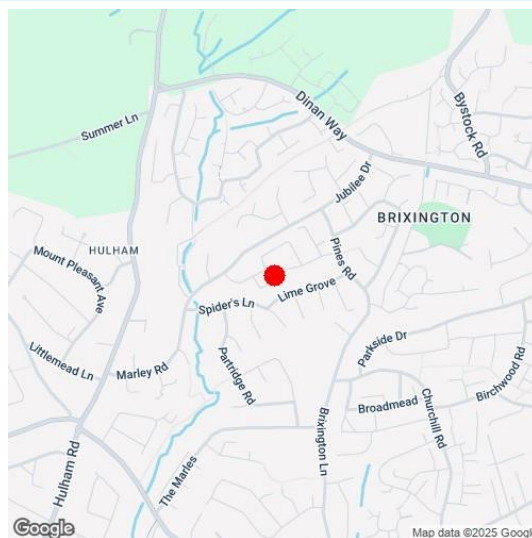
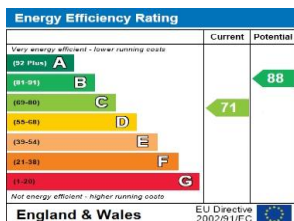
Agents Note

These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed out of town along Marine Way and into Exeter Road. Take a right hand turning into Huiham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 5th turning on the right into Vansittart Drive. As the road bends around to the left, the footpath to this property is on the right hand side.



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.