

Fixed Price £650,000
9 Littlemead Lane, Exmouth, EX8 4RE



- Extended & Immaculate Detached House • 4 Double Bedrooms & 3 Bathrooms
- Ground Floor: Cloakroom, Living Room, En-Suite Bedroom • Office, Open Plan Kitchen / Dining / Family Room • First Floor: 3 Bedrooms & 2 Bathrooms • Large Detached Studio To Rear Of Garden • Off Road Parking For 3 Motor Vehicles • Southerly Facing & Level Rear Garden



Accommodation

Ground Floor

Aluminium front entrance door, with window adjacent and outside lighting, leading to:

Entrance Hall

Staircase rising to 1st floor. Useful cloaks storage cupboard. Radiator. Smoke alarm. Wooden flooring. Inset ceiling lights. Doors leading to living room and bedroom 4, open to kitchen / dining / family room and door leading to:

Cloakroom

Modern fitted white suite of low level WC and wall mounted wash hand basin. Splash backs to dado height. Wooden flooring.

Living Room 14'3" (4.34m) x 10'7" (3.23m)

uPVC double glazed window to front. Radiator. Wooden flooring. Inset ceiling lights.

Kitchen / Dining / Family Room 23'8" (7.21m) x 19'5" (5.92m)

Aluminium framed double glazed bi - fold doors leading to rear garden with further window adjacent and two skylights. Good range of cupboard and drawer storage units with Granite work surface and inset one and a half bowl ceramic sink. Separate Island with wooden work surface, including breakfast bar, and an inset 5 ring induction hob and built - in wine cooler. 2 eye level electric ovens and grill. Integrated dishwasher. Integrated fridge and freezer. Tiled splashbacks to wall. 2 radiators. Wooden flooring. Inset ceiling lights. Door leading to:

Utility Room 8'5" (2.57m) x 6'9" (2.06m)

cupboard storage units with roll edged work surfaces. Space and plumbing for washing machine. Airing cupboard housing the gas fired combi boiler that supplies the central heating and domestic hot water. Tiled splash backs. Space for tumble dryer. Door leading to:

Office / Study / Salon 9'4" (2.84m) x 7'2" (2.18m)

External door to side. Fitted storage units. Radiator. Wooden flooring.

Bedroom 4 14'8" (4.47m) To Wardrobe x 10'4" (3.15m)

Window to front. Fitted double wardrobe. Radiator. Wooden flooring. Door leading to:

En - Suite

Obscure glazed window to side. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit, low level WC and vanity wash hand basin. Heated towel rail. Fully tiled walls and floor. Extractor fan. Inset ceiling lights.

First Floor

Landing

Useful linen cupboard. Inset ceiling lights. Smoke alarm. Doors leading to 3 bedrooms and bathroom.

Bedroom 1 14'8" (4.47m) x 11'8" (3.56m)

Window to rear gaining views of Haldon Hills and south Devon coastline. Radiator. Inset ceiling lights. Door leading to:

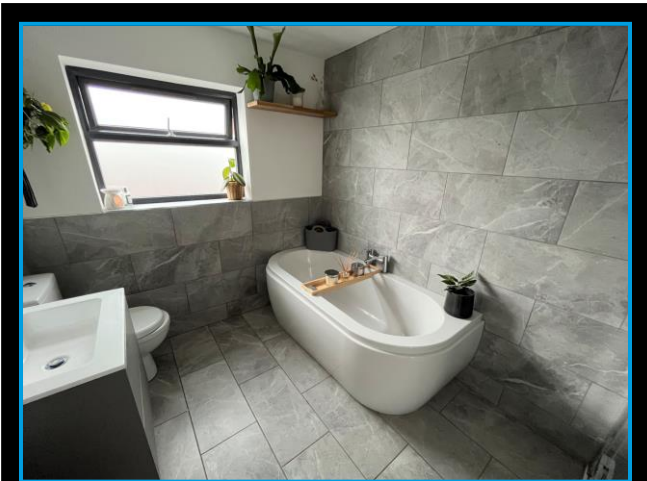
Dressing Room

Built - in wardrobes to both side, with mirror fronted sliding doors. Inset ceiling lights. Door leading to:

En - Suite

Obscure glazed window to rear. Modern fitted white suite of





double shower cubicle with thermostatically controlled shower unit over, including rainfall shower attachment. Concealed cistern WC. Vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor fan. Inset ceiling lights.

Bedroom 2 13'10" (4.22m) x 9'2" (2.79m)

Window to front. Radiator. Inset ceiling lights.

Bedroom 3 11'0" (3.35m) x 9'2" (2.79m)

Window to front. Radiator. Inset ceiling lights.

Family Bathroom

Obscure glazed window to side. Modern fitted 4 piece white suite of panelled bath, shower cubicle with thermostatically controlled shower unit, including rainfall shower attachment, low level WC and vanity wash hand basin. Tiled walls and floor. Heated towel rail. Inset ceiling lights. Extractor fan.

Externally

To the front of the property is a brick paved, driveway parking for 3 motor vehicles side -by - side. Steps then lead up to both entrance doors to either side of the property. Outside lighting.

Southerly Facing Rear Garden

Another feature of this property is the good sized, enclosed and reasonably private rear garden. Immediately adjacent the property is a large patio area, with water feature, outside lighting and outside power points that provides an ideal space for outdoor dining and sitting during the fine weather. Steps then lead down to remainder of the level gardens, which is laid to artificial grass with a further patio area to the rear of the garden. The rear patio area, with a Hot Tub, also has a canopy above, which includes inset ceiling lighting and ceiling speakers.

Timber panelled fence boundaries. Timber garden shed. Further outside power points. Raised shrub bed. Front pedestrian access to side of property via timber garden gate. Outside water tap. To the rear of the garden is:

Studio / Games Room 27'4" (8.33m) x 11'3" (3.43m)

Suitable for a variety of uses, including home office / Gym / Games Room - the insulated building has its own power supply with bi - fold doors that lead to the rear garden, with window adjacent. Fitted cupboard storage units with worksurface over to one wall. Fitted bar including stainless steel sink. Useful storage cupboard. Laminate flooring. Inset ceiling lights and ceiling speakers. Door leading to:

Cloakroom

Modern fitted white suite of low level WC and vanity wash hand basin. Inset ceiling lights. Extractor fan.

Tenure

The property is FREEHOLD

Services

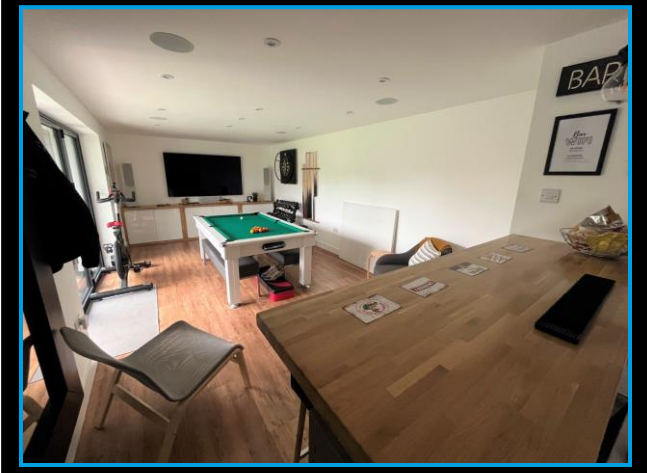
All mains services are connected. The property is on a water meter. Council Tax Band D

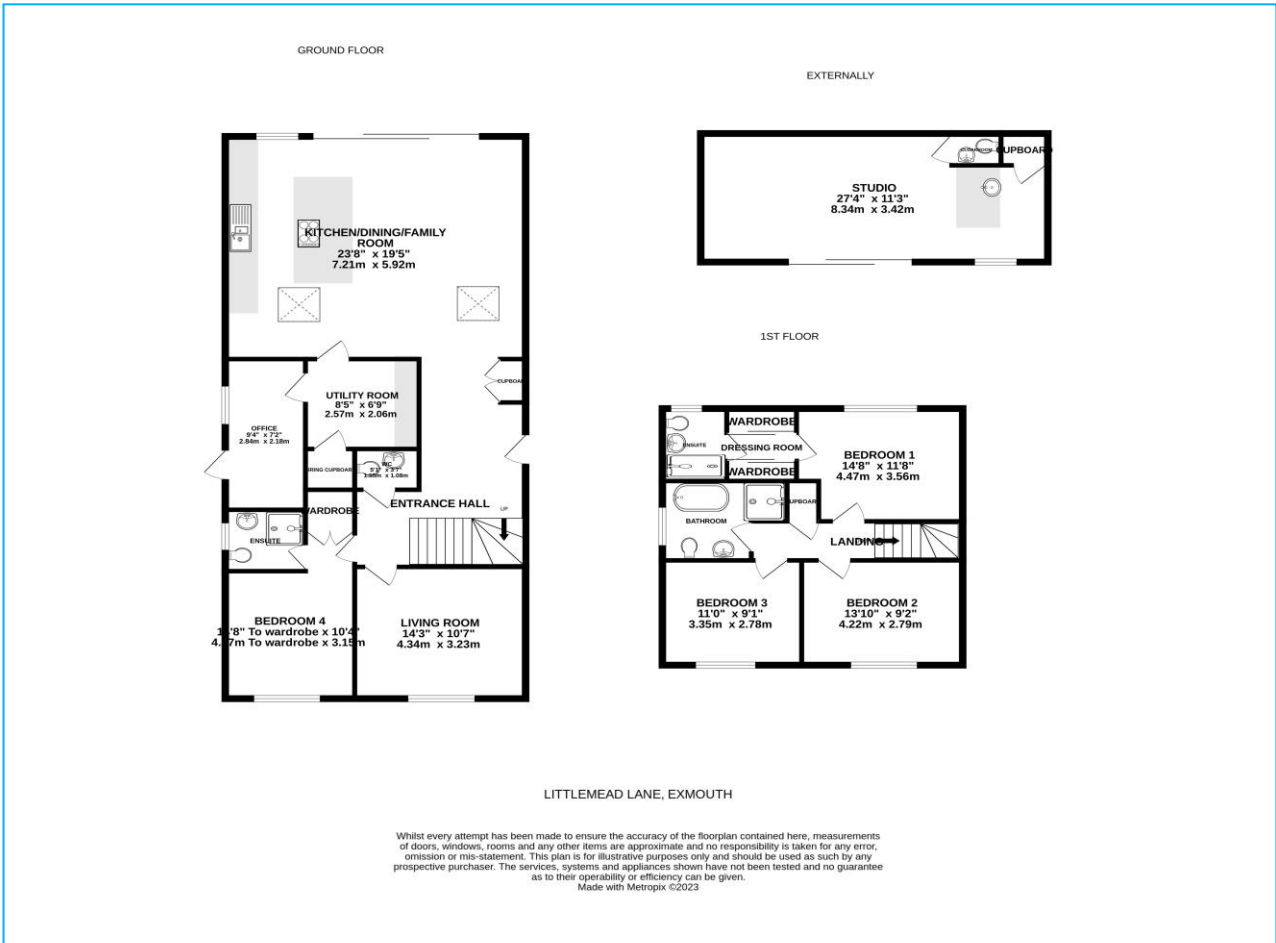
Mortgage Assistance

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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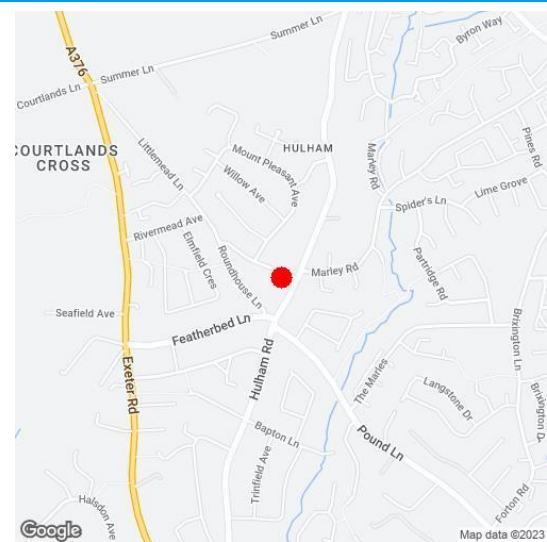




Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turning left and right at the roundabouts, passing Exmouth Train Station onto Marine Way. After passing through 2 sets of traffic lights, turn right onto Hulham Road. proceed over the roundabout, taking the next left into Littlemead lane where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
75	83
England & Wales	
EU Directive 2002/91/EC	



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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.