

Guide Price £425,000

30 Willow Avenue, Exmouth, EX8 4QS



- 4 Bedroom, Chalet Style Semi Detached Property • Extended & Improved By The Current Vendors • Gas Centrally Heated & uPVC Double Glazed • Dual Aspect Living / Dining Room • Modern Fitted Kitchen / Breakfast Room With Appliances • 2 Ground Floor Bedrooms & Shower Room • 2 First Floor Double Bedrooms With Views. Family Bathroom • Off Road Parking, Garage & Enclosed, South Westerly Facing Garden



Steps lead up to a part uPVC double glazed front entrance door with a matching window to side leading to:

Ground Floor

Entrance Porch

Useful addition to the property that provides an ideal area for taking off shoes and hanging coats. Window to side. Radiator. Laminate flooring. High level concealed electric trip switch fuse box. Wall mounted coat hooks. Part glazed door with a matching window to the side, leading to:

Entrance Hall

Staircase rising to the first floor. Radiator. Two useful under stairs storage cupboards. Further additional storage cupboards. Doors leading to 2 bedrooms, kitchen / breakfast room, shower room and:

Living / Dining Room 22'10" (6.96m) x 9'11" (3.02m)

A fantastic dual aspect room that has a large window to front and part glazed door and window adjacent to the rear, that provides access to the raised deck in the rear garden. 2 x Radiators.

Kitchen / Dining Room 18'9" (5.72m) x 9'7" (2.92m)

Dual aspect room that has a window to the side and a window to the rear. In addition, there is also a skylight which allows for natural light to flood in to the room. Excellent range of floor standing and wall mounted cupboard and drawers storage units with wood effect work surfaces and tiled splash backs above. Built in stainless steel four ring gas hob with a glass splash back and extractor hood above. Built in eye level electric oven with microwave above. Integrated fridge, freezer and dishwasher. Inset one and a half bowl sink with a single drainer unit and mixer tap above. Small breakfast bar area. Laminate flooring. Radiator. Inset ceiling lights. Concealed wall mounted gas fired combination boiler that supplies the gas central heating and domestic hot water. LED lighting to plinths. Useful utility cupboard that houses space and plumbing for a washing machine and that has space for a tumble dryer stacked above.

Bedroom 3 9'7" (2.92m) x 7'7" (2.31m)

Window to side. Laminate flooring. Radiator.

Bedroom 4 9'8" (2.95m) x 5'9" (1.75m) Into Bay

Dual aspect room with window side and a walk in bay window to front. Radiator. Laminate flooring.

Shower Room

Obscure glazed window to rear. Modern fitted white suite comprising of a walk in single shower cubicle that has tiled splash backs to splash prone areas, splash screen door and an electrically controlled shower. Low level WC. Wall mounted wash hand basin with mixer tap above. Fitted works surface with storage below. Extractor fan. Vinyl flooring. Radiator.

First Floor

Landing

Velux window to front. Smoke alarm. Doors leading to bedroom two, bathroom and:

Bedroom 1 18'7" (5.66m) Max x 12'0" (3.66m) Max

A large room that has a Velux window to front and window to rear that enjoys views of the sea and the hills beyond. Radiator. Inset ceiling lights. Access to eaves storage.

Bedroom 2 18'7" (5.66m) Max x 9'10" (3m) Max

Another large room that has Velux window to front and a window to rear that again enjoys views of the sea and the hills beyond.



Radiator. Access to eaves storage. Inset ceiling lights.

Bathroom

Obscure window to rear. Modern fitted white suite comprising of a panel bath that has tiled splash backs above and a shower attachment. Low level WC. Pedestal wash hand basin. Mirrored storage cabinet with LED lighting. Radiator. Extractor fan. Vinyl flooring.

Externally

Front Of Property

To the front of the property is an area of garden that is predominantly laid to decorative shingle with a small shrub bed border. Level area of hard standing. Outside lighting and meter box. A driveway to the side of the property provides off road parking and leads to:

Garage 16'7" (5.05m) x 8'6" (2.59m)

Up and over door to front. Power and light connected. Opening to the rear, leading to:

Workshop

Useful timber workshop/store. Doorway leading to:

Rear Garden

To the rear of property is an enclosed and good size garden that enjoys a south westerly aspect. Laid adjacent to the rear of the property is a raised deck area that provides the ideal area for outdoor dining and sitting during fine weather. Steps then lead down to the remainder of the garden that incorporates a level paved patio area with a timber pergola area covering a hot tub (not included in the sale price). The remainder of the garden is then laid to lawn. Timber summer house and storage shed. Pond. Timber fenced boundaries. Timber garden gate to the side that provides access to the front driveway.

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

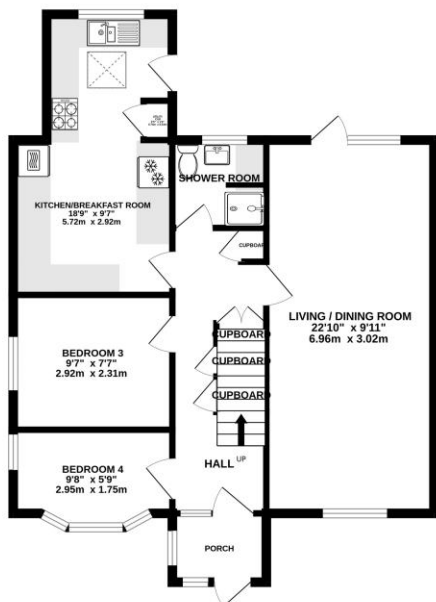
Your home may be repossessed if you do not keep up repayments on your mortgage

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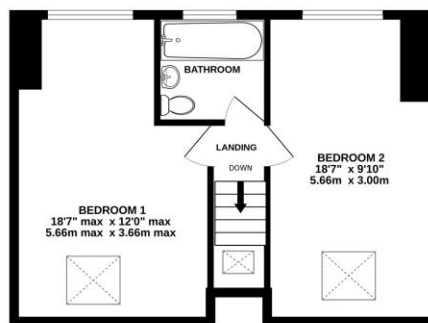
Agents Notes

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

GROUND FLOOR



1ST FLOOR



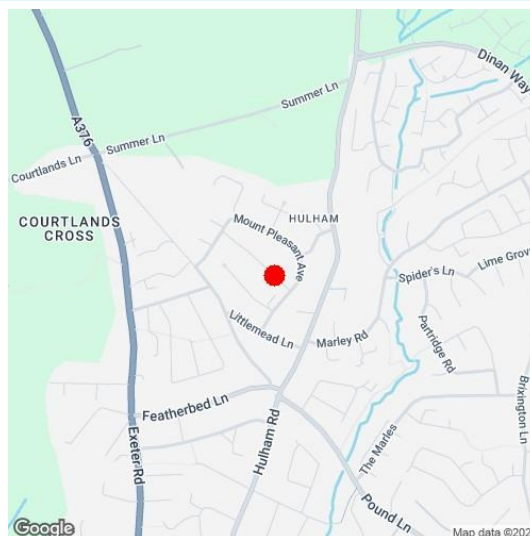
30 WILLOW AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout as if heading out of town. Take the second left into Woodlands Drive. Turn left into Mount Pleasant Avenue and right into Willow Avenue, where the property will be found on the left hand side, clearly identified by our For Sale sign

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



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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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.