

Guide Price £450,000

35 Drakes Avenue, Exmouth, EX8 4AD



- Extended & Well Presented, Self Contained, Ground Floor Apartment
- Gas Central Heating & Double Glazing • 34' Kitchen / Dining / Family Room
- Separate Living Room / Bedroom 4 • 3 Further Double Bedrooms • Utility / WC & Bathroom With WC
- Garage, Ample parking For Several Motor Vehicles • Good Sized Gardens, Popular Residential Location



Accommodation

Step up to composite front entrance door, with outside lighting, leading to:

Kitchen / Dining / Family Room 34'9" (10.59m) x 16'10" (5.13m) Max

uPVC double glazed sliding patio doors leading to rear garden with windows to either side. Sky lantern. Wooden flooring. Radiator. Useful cloaks storage cupboard.

Kitchen Area - Window to rear. Good range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 5 ring gas hob with filter hood above and eye level double electric oven and grill to side. Space and plumbing for dishwasher. Further space for freestanding fridge/ freezer etc. Focal point of fitted log burner within a fireplace surround having a brick hearth and tiled back. Radiator. Wooden flooring. Concealed and wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Open to the inner hallway, open to living room and open to:

Rear Porch

uPVC double glazed external door leading to rear garden with windows adjacent and further windows to side. Access to loft storage area. Door leading to:

Utility / Cloakroom

Obscure uPVC double glazed window to rear. Low level WC. Belfast sink. Space and plumbing for washing machine. Further space for appliances. Inset ceiling lights.

Inner Hallway

Useful cloaks storage cupboard. Cupboard housing the electric meter. Doors leading to:

Living Room / Bedroom 4 17'10" (5.44m) x 17'2" (5.23m)

Dual aspect having uPVC double glazed external door to front with windows to front and side. Radiator. Picture rail. Panelled ceiling.

Bedroom 1 16'1" (4.9m) x 11'9" (3.58m)

Walk - in bay window to front having uPVC double glazed French doors and windows to either side. Fireplace feature having coal effect electric fire. Radiator. Picture rail.

Bedroom 2 15'5" (4.7m) x 12'4" (3.76m)

Dual aspect having 2 windows to front and window to side. Radiator. Picture rail. Panelled ceiling.

Bedroom 3 13'9" (4.19m) x 10'5" (3.18m)

Window to side. Radiator.

Bathroom

Obscure glazed window to side. White suite of panelled bath with thermostatically controlled shower unit over and splash backs. Low level WC. Vanity wash hand basin. Tiled flooring. Heated towel rail. Panelled ceiling.



Externally

Another feature of this property are the enclosed, level and large grounds. The property is accessed via double wooden gates to an ample brick paved, off-road parking area for several motor vehicles boats or caravans. The remainder of the easy to maintain front gardens are then laid to patio and shingle, with planting that provides year round interest in colour. Brick wall boundaries. The driveway then leads to:

Garage 19'7" (5.97m) x 10'9" (3.28m)

Electrically operated up and over door to front. Power and light connected. External door leading to the rear garden. Useful mezzanine/eaves storage accessed via a pull down ladder.

Rear Garden

The enclosed and level rear garden has a patio area immediately adjacent the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn. Brick wall and timber panelled fence boundaries. Outside water tap. Outside power points. Timber garden shed. Outside gas meter box. To the rear of the garden is:

Garden Room 11'8" (3.56m) x 10'7" (3.23m)

uPVC double glazed external doors to rear garden with windows to 3 sides.

Tenure

The property enjoys the Freehold of the building with the upstairs apartment held on a long lease. Any external repairs are split 50 / 50 with the upstairs apartment.

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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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



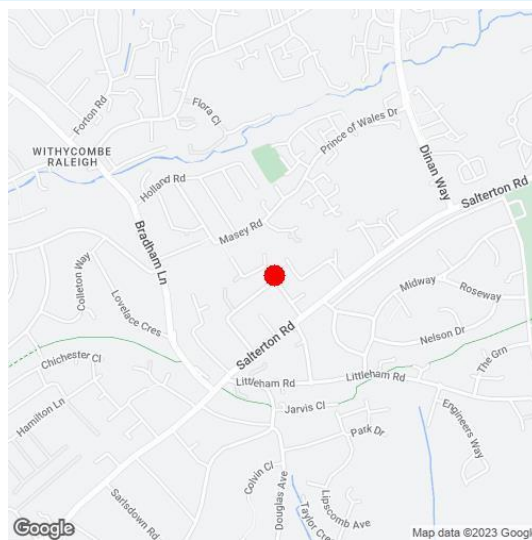
DRAKES AVENUE, EXMOUTH

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 misstatement. 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 operation or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed out of town along Rolle Street, turning left at the roundabout onto Salterton Road. After passing the second set of traffic lights, take the fourth left turning onto Drakes Avenue where the property will be found on the right 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



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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.