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LINKS
ESTATE AGENTS

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Guide Price £325,000

Littlecote, 23a Littlemead Lane, Exmouth, EX8 4RF



- 2 Bedroom Semi Detached Chalet Style House • Gas Centrally Heated & uPVC Double Glazed
 - Entrance Hall, Cloakroom & Living Room • Modern Fitted Kitchen/Dining Room
 - Bathroom & En-Suite Shower Room • Off Road Parking For 2 Vehicles • Enclosed Garden
 - Internal Viewing Strongly Advised



Covered storm porch with courtesy lighting, leading to a part obscure uPVC double glazed front entrance door leading to:

Ground Floor

Entrance Hall

A welcoming space with a staircase rising to the first floor. Useful under stairs storage cupboard. Coved ceiling. Radiator. Tiled flooring. Telephone point. Smoke alarm. Part glazed doors leading to the living room and the kitchen/dining room and a door leading to:

Cloakroom

Obscure glazed window to front. Low level WC. Pedestal wash hand basin. Tiled flooring. Radiator. Extractor fan. Coved ceiling. High level electric trip switch fuse box.

Living Room 17'2" (5.23m) x 11'11" (3.63m) Max

A dual aspect room with a window to front and double opening French doors to the side leading out to the garden. Coved ceiling. TV point. Focal point of a wall mounted electric fire with a granite hearth. Radiator.

Kitchen/Dining Room 17'2" (5.23m) x 9'5" (2.87m)

Another dual aspect room with a window to front and a window to side. Range of floor standing and wall mounted cupboard and drawer storage units with a roll edged work surface and tiled splash backs above. Inset, stainless steel, single sink and drainer unit with a mixer tap above. Built in four ring gas hob with an electric oven below and a filter hood above. Space for a free standing fridge/freezer. Space and plumbing for a washing machine. Integrated dishwasher. Wall mounted, gas fired, combination boiler that supplies the gas central heating and domestic hot water. Radiator. Vinyl flooring. Coved ceiling. Ample space for a table and chairs.

First Floor

Landing

Coved ceiling. Smoke alarm. Access to an insulated loft space. Doors leading to bedroom two, bathroom and:

Bedroom 1 12'0" (3.66m) x 11'2" (3.4m)

Window to side. Coved ceiling. Radiator. Door leading to:

En Suite Shower Room

Obscure glazed window to front. Modern fitted white suite comprising of a walk in shower cubicle that has a splash screen door, thermostatically controlled shower and tiled splash backs to ceiling height. Low level WC. Wash hand basin with storage cupboard below. Shaver light and socket. Radiator. Extractor fan.

Bedroom 2 10'10" (3.3m) x 7'9" (2.36m)

Window to side. Radiator. Access to eaves storage. Useful built in wardrobes to one wall with sliding doors, hanging rail and shelving.

Bathroom

Obscure velux window to side. Modern fitted white suite, comprising of a panelled bath with tiled splash backs to splash prone areas. Low level WC. Pedestal wash hand basin. Radiator. Coved ceiling. Extractor fan. Tiled flooring.

Externally

Gardens

The property benefits from enclosed gardens to the front and side. The main area of garden is to the side of the property and is



predominately laid to lawn with a shingled border and small paved patio area. Evergreen and timber fence boundaries. To the front of the property is a paved pathway that provides access towards the other side of the property, where there is a storage area for bins. Outside meter boxes. Outside water tap. Outside lighting. Timber storage shed. Small timber gate provides access to Littlemead Lane. A further timber garden gate provides access to the:

Off Road Parking

A level, blocked paved driveway provides off road parking for two vehicles.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band D. 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

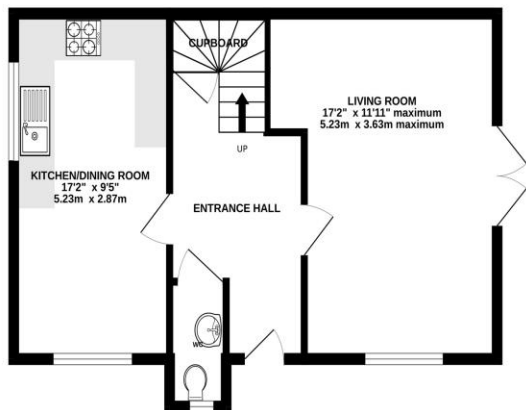
Your home may be repossessed if you do not keep up repayments on your mortgage

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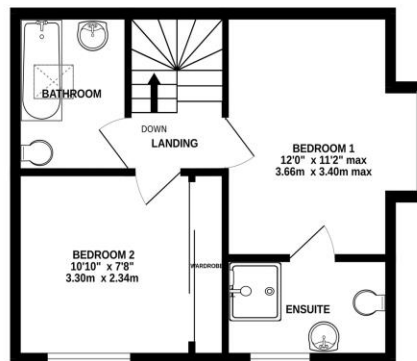
Agents Notes

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

GROUND FLOOR




1ST FLOOR

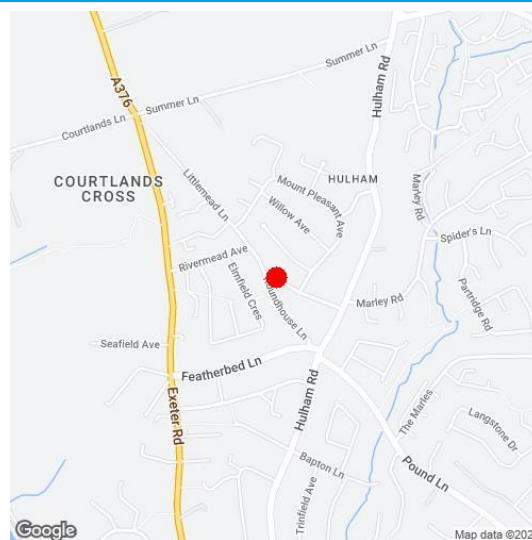


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
 Made with Metropix 6/2023

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 and then take the next left, continuing along Littlemead Lane. The property will be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		72	
(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:
 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.