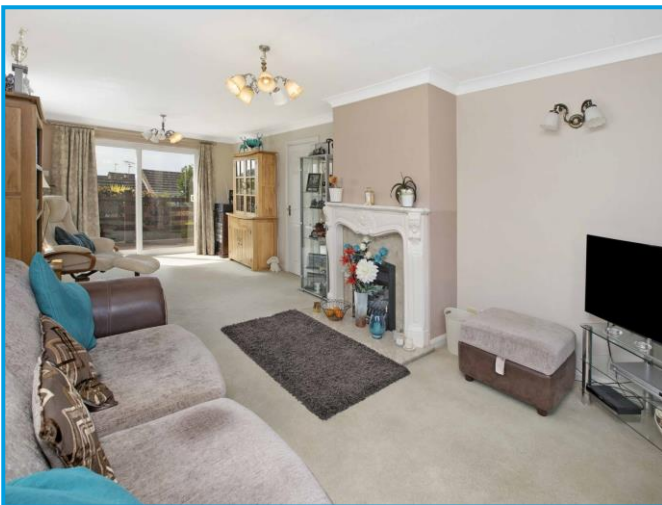


**Guide Price £349,950**  
**26 Greenpark Road, Exmouth, EX8 4JN**



- Very Well Presented Detached Chalet Style Property • 3 Bedrooms • Spacious Triple Aspect Lounge/Dining Room • Separate Dining Room/Bedroom 3 • Modern Kitchen And Bathroom/WC
- Double Glazing And Gas Central Heating • Attractive Mature Gardens With The Rear Garden Offering A Good Degree Of Privacy • Driveway Parking And Garage





Double glazed entrance door with side panel window leading to:

#### Entrance Hall

Stairs to first floor. Built-in cupboard under stairs. Radiator. Doors to:

#### Lounge/Dining Room 23'1" (7.04m) x 10'11" (3.33m)

A bright and airy triple aspect room with double glazed windows to two sides and sliding double glazed doors leading to the rear deck. Feature fireplace surround. TV point. 2 radiators.

#### Kitchen 10'11" (3.33m) x 7'5" (2.26m)

Double glazed window to the rear. Fitted with a range of base cupboard and drawer units. Matching eye level units with lighting below. Single drainer sink unit. Roll edge work top surfaces. Tiled splash backs. Integrated double oven. Inset 4 ring gas hob with chimney style hood over. Worcester gas fired boiler supplying domestic hot water and central heating. Plumbing for a washing machine. Tiled floor.



#### Bedroom 3/ Separate Dining Room 10'11" (3.33m) x 9'8" (2.95m)

Double glazed window to the side. Radiator.

#### First Floor Landing

Hatch to roof space. Built-in storage cupboard. Built-in airing cupboard with electric heater. Doors to:

#### Bedroom 1 13'0" (3.96m) x 9'10" (3m) Max

Double glazed window to the front with an open outlook. Built-in wardrobe/storage cupboard. TV point. Radiator. Access to eaves storage space.



#### Bedroom 2 10'2" (3.1m) x 7'3" (2.21m)

Double Glazed window to the rear with an open outlook. Radiator. Access to eaves storage space.

#### Bathroom/WC

Obscure double glazed window to the rear. Panelled bath in tiled surround. Glazed shower screen. Built-in shower. Wash hand basin with cupboard below. Close coupled WC. Heated towel rail. Tiled floor.

#### Externally

To the front of the property is a mature area of lawned garden with attractive flower and shrub borders. A driveway provides ample off road parking and in-turn leads to the garage. From the driveway there is gated access into the rear garden.

The rear garden offers a good degree of privacy and has a southerly aspect. A timber deck/terrace adjoins the lounge/dining room and has steps down to the main area of patio style garden which is designed with ease of maintenance in mind and is stocked with an attractive range of shrubs.

#### Garage 16'5" (5m) x 8'4" (2.54m)

Up and over door. Power and light.





### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. 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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### **Agents Note**

These are draft particulars and are awaiting vendors verification.



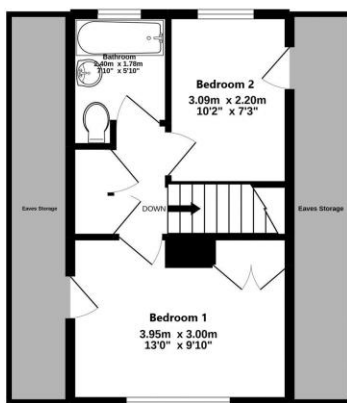
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**LINKS**  
ESTATE AGENTS

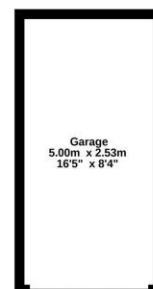
exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk



Ground Floor



1st Floor



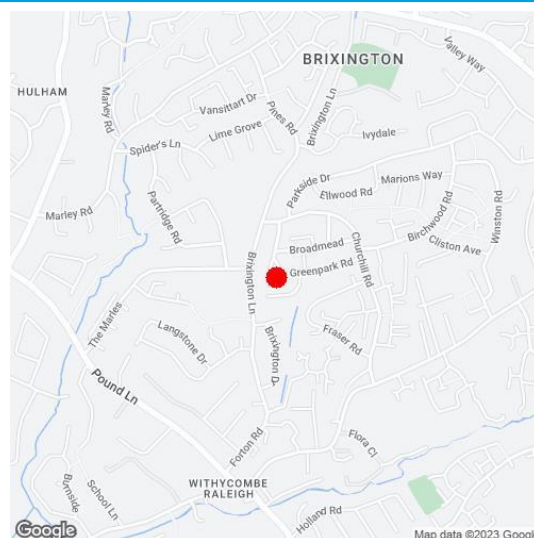
Garage

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 Exmouth town centre office proceed up Rolle Road and then turn left at the roundabout onto Salterton Road. Turn left at the first set of traffic lights signposted Exeter & proceed down the hill having Phear Park on your right hand side and turn right at the roundabout. Turn right at the next mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Continue on into Brixington Lane and take a right hand turning into Churchill Road. Take an immediate right into Greenpark Road, where the property will be found on the right hand side.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 79        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 50        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         | 35        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         | 15        |
| 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](http://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.

**LINKS**  
ESTATE AGENTS

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