

01395 222350

LINKS
ESTATE AGENTS

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www.linksestateagents.co.uk

Guide Price £309,950

29 Chichester Close, Exmouth, EX8 2JU



- Semi Detached Bungalow In Popular Location • Close To Exmouth Town Centre
- Gas Central Heating & Double Glazing • Living Room, Modern Fitted Kitchen
- uPVC Double Glazed Conservatory • 3 Bedrooms, Modern Fitted Shower Room
- Garage, Driveway, Private Rear Garden • NO ONWARD CHAIN



Accommodation

Step up to obscure uPVC double glazed front entrance door leading to:

Entrance Hall

Radiator. Access to insulated loft space via trap door with ladder. Useful linen storage cupboard with slatted shelving. Smoke alarm. Wall mounted central heating thermostat. Cupboard housing the electric meter and trip switch fuse box. Laminate flooring. Doors leading to all rooms.

Living Room 14'7" (4.45m) x 12'2" (3.71m)

uPVC double glazed window to front. Focal point of fitted log effect electric fire within a fireplace surround. Radiator.

Kitchen 9'6" (2.9m) x 8'5" (2.57m)

uPVC double glazed window to side. Good range of matching cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. The electric cooker and slimline dishwasher in situ are included in the sale. Space and plumbing for washing machine. Integrated fridge and freezer. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Tiled flooring. Glazed door leading to:

Conservatory 10'10" (3.3m) x 9'7" (2.92m)

uPVC double glazed windows to rear and side and uPVC double glazed sliding patio door leading to rear garden. Radiator. Laminate flooring.

Bedroom 1 13'2" (4.01m) x 9'11" (3.02m)

uPVC double glazed window to rear giving far reaching views over Exmouth. Built-in single wardrobe with hanging rail and shelving. Radiator.

Bedroom 2 11'5" (3.48m) x 7'11" (2.41m)

uPVC double glazed window to front. Radiator.

Bedroom 3 7'11" (2.41m) x 6'6" (1.98m)

uPVC double glazed window to side. Radiator.

Shower Room

Obscure uPVC double glazed window to rear. Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan.



Externally

The open plan Front Garden is laid to lawn. Outside gas meter box. An extensive driveway to the side of the property provides ample off road parking for several motor vehicles and leads to:

Garage 16'11" (5.16m) x 8'0" (2.44m)

Up and over door to front. Personal door to Studio. Power and light connected.

Rear Garden

There is an enclosed and private Rear Garden which has a good sized patio area immediately adjacent the property, being an ideal place for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn and shingle with shrub and herbaceous beds and borders providing year round interest and colour. Timber panelled fenced boundaries. Far reaching views over Exmouth. Outside water tap. Access to:

Studio 10'7" (3.23m) x 7'3" (2.21m)

uPVC double glazed external door leading to rear garden. Obscure uPVC double glazed window to side. Radiator. Fitted cupboards and shelving. Personal door through to garage.

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

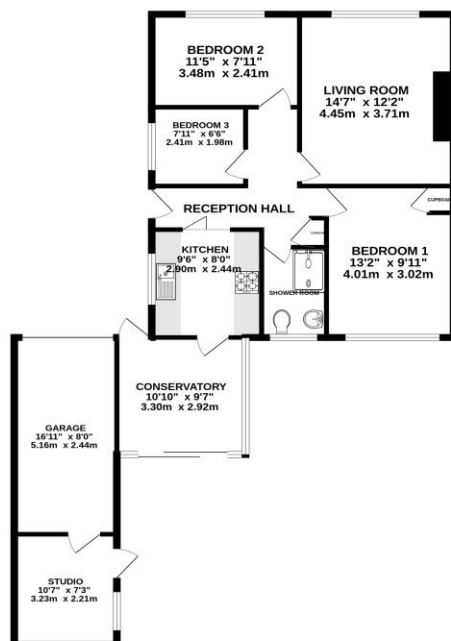
These are draft particulars and are awaiting vendors verification

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GROUND FLOOR



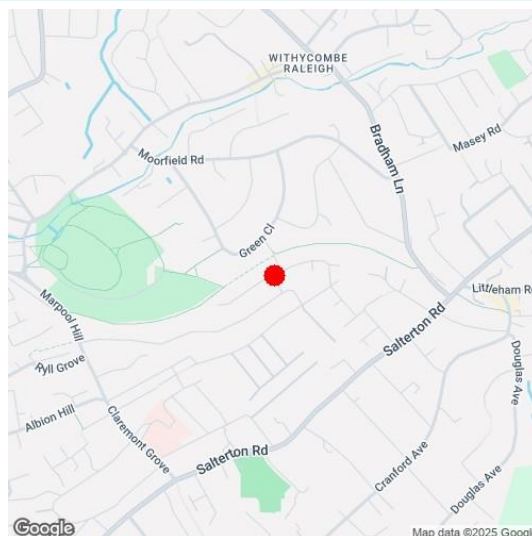
CHICHESTER CLOSE, EXMOUTH

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 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 operation or efficiency can be given.
Made with Metaphor 02/05

Directions

From our prominent Town Centre office, turn right down Rolle Street and then turn right at the roundabout onto the Parade. Proceed into Exeter Road and take a right hand turning into Withycombe Road. At the roundabout turn right into Marpool Hill and 1st left into Ashleigh Road. Towards the end of the road, turn left into Chichester Close where the property will be found clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		55
(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.

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