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**Guide Price £685,000**

**20 Avondale Road, Exmouth, EX8 2NQ**



• 4 Bedroom Detached Family Home With Annexe Potential & Views • Sought After Cul-De-Sac Location • Gas Centrally Heated & uPVC Double Glazed • Fantastic Hallway, Cloakroom, Living Room, Dining Room & Kitchen • Ground Bedroom, Shower Room, Utility Room & Store Room • 3 First Floor Bedrooms & A Family Bathroom • Good Size Plot, Large Driveway & A Single Garage • Separate Salon/Office. Approved Planning Permission. Viewing Advised





Covered storm porch with obscure glazed window to the side, provides access to a uPVC double glazed front entrance door with an inset obscure glazed window and a matching side panel, leading to:

## Ground Floor

### Entrance Porch

A good size space that has laminate flooring. Door leading to:

### Entrance Hall 20'2" (6.15m) x 6'10" (2.08m)

A fantastic, welcoming space that has a high level vaulted ceiling with large windows to the rear allowing for loads of natural light to flood in. Staircase rising to the first floor with galleried landing. Laminate flooring. Two radiators. Wall mounted thermostat. Doors leading to utility, store room, living room and:

### Cloakroom

Obscure glazed window to rear. Modern fitted white suite comprising of a low level WC with display shelving above. Wall mounted wash hand basin. Radiator. Laminate flooring. High level electric trip switch fuse box.

### Living Room 15'10" (4.83m) x 13'1" (3.99m)

Large, bright and airy room that has sliding patio doors to front allowing for loads of natural light to flood into the property - with open aspect views over Exmouth towards Haldon Hills and Powderham. Focal point of an ornate fire (potential to be used as an open fire) with a stone back and hearth and a wooden mantle above. Built in cupboards to both sides of the chimney breast. Radiator. Large opening leading to:

### Dining Room 12'10" (3.91m) x 8'5" (2.57m)

Window to side. Radiator. Useful range of built in storage to one wall. Door way leading to:

### Kitchen 12'11" (3.94m) x 7'0" (2.13m)

Window to front some views over Exmouth and to the hills beyond. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Integrated dishwasher. Space and plumbing for a washing machine. Space for a free standing fridge freezer. Wall mounted, gas fired, combination boiler. Extractor fan. Gas cooker point. Vinyl flooring. Serving hatch to living room.

### Utility / Kitchen 6'11" (2.11m) x 6'10" (2.08m)

Obscure uPVC double glazed door leading out to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and matching splash back above. Inset, stainless steel, single bowl sink with a mixer tap above. Built in two electric halogen hob with filter hood above and a built in electric oven below. Integrated fridge and washing machine. Laminate flooring. Doorway leading to:

### Bedroom 4 15'11" (4.85m) x 12'11" (3.94m)

Large window to front with some open aspect views. A good size room that could be utilised as part of an annexe. Radiator. Tow built in double wardrobes with storage cupboards above. Door leading to:

### En-Suite Shower Room

Obscure glazed windows to both side and rear. Modern fitted white suite comprising of a large walk in double shower that has splash backs to ceiling height, glass splash screen and a thermostatically controlled rainfall shower head with a separate shower attachment. Low level WC. Wash hand basin with storage cupboard beneath. Extractor fan. Inset ceiling lights. Laminate flooring. Heated towel rail.

### Store Room 10'3" (3.12m) x 6'8" (2.03m)

Window to rear. Radiator. Laminate flooring. Inset ceiling lights. This room has been converted from a garage and has a temporary partition wall between this room and the salon. This could easily be removed to make the room one larger space if required.

## First Floor

### Landing

A lovely galleried landing space that has 3 large windows to the rear with two archways. Smoke alarm. Useful built in storage cupboard with access to eaves. Doors leading to all rooms including:



#### **Bedroom 1 12'11" (3.94m) Max x 12'10" (3.91m) Max**

A dual aspect room with a window to side and a window to front that takes advantage of its elevated position gaining estuary views with the hills beyond. Radiator. Large walk in eaves storage area.

#### **Bedroom 2 9'3" (2.82m) x 11'11" (3.63m)**

Window to front that enjoys similar views to bedroom 1. Decorative wall panelling to dado height. Built in wardrobe with sliding doors. Radiator.

#### **Bedroom 3 9'3" (2.82m) x 6'0" (1.83m)**

Window to front, that again enjoys views. Radiator.

#### **Bathroom**

Obscure glazed window to side. Modern fitted white suite comprising of a panelled bath that has a splash screen above, splash back to ceiling height and thermostatically controlled rainfall shower head with a separate shower attachment. Low level WC. Wash hand basin with storage cupboards beneath. Wall mounted mirrored cabinet with integrated LED lighting. Vinyl flooring. Heated towel rail. Inset ceiling lights. Access to insulated loft space. Door leading to useful storage cupboard with shelving and eaves access.

#### **Externally**

##### **Salon / Office**

Window to front. Composite front entrance door with inset obscure glazed window. Laminate flooring. Inset ceiling lights.

##### **Front Of Property**

The front of the property is a usable area of garden that is laid to an extensive lawn with a shrub bed border to the front that helps provide colour and interest. Laid immediately adjacent to the front of the property is a good size paved patio that provides the ideal space for outdoor dining and sitting during fine weather and the perfect. To the side of the property is a further area of garden with a tin storage shed. Timber gate to the side leading to the rear garden. Timber fenced and walled boundaries.

##### **Driveway / Garage**

The property enjoys a large driveway that runs alongside the property and to the rear. It provides off road parking for several vehicles and would comfortably hold a motor home/ boat if required. The driveway provides access to:

##### **Garage 15'11" (4.85m) x 10'0" (3.05m)**

Up and over door to front. Window to side.

##### **Rear Gardens**

To the rear of the property is an area of garden that is predominately laid to lawn with a paved pathway leading around the perimeter of the property. Evergreen boundary to one side and across the rear that helps to provide a good degree of privacy. Timber fence and Evergreen boundary to the other side of the property. Useful storage area to the side of the garage. Outside water taps, meter boxes. power point and lighting.

##### **Tenure**

The property is FREEHOLD

##### **Services**

All mains services are connected. Council Tax Band F.

##### **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

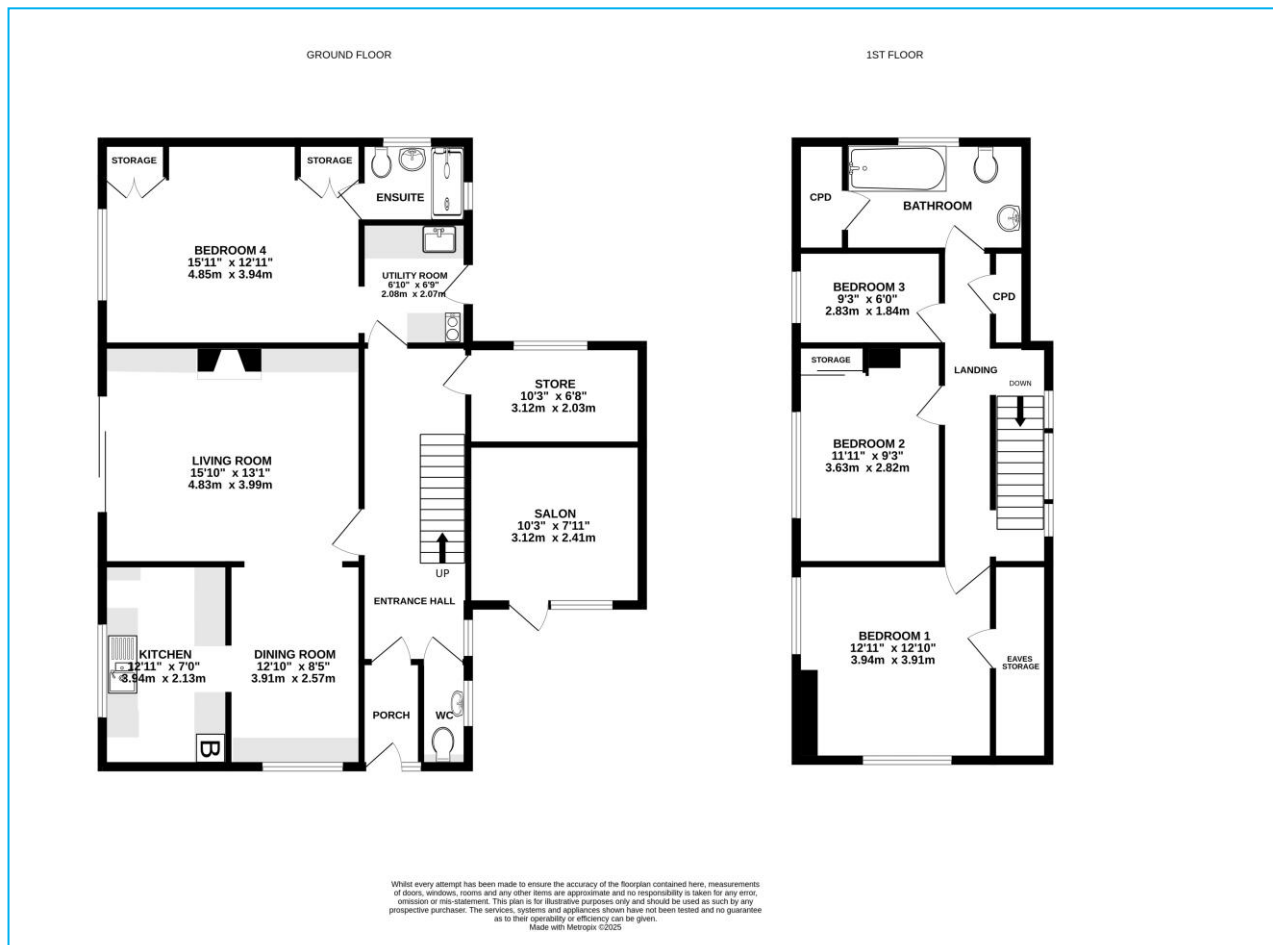
Your home may be repossessed if you do not keep up repayments on your mortgage

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##### **Agents Notes**

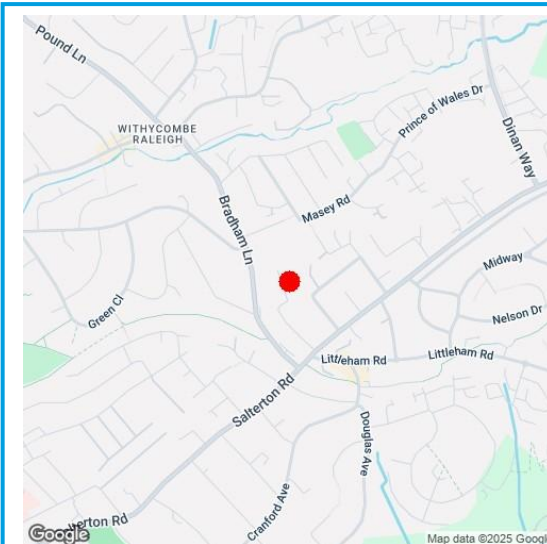
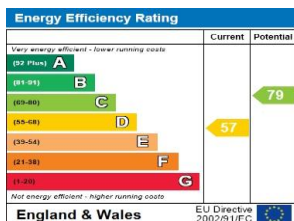
Please note, these are draft particulars and they are awaiting vendors verification. The property has valid planning permission for an extension if desired. The plans can be viewed on the planning portal - reference: 21/2823/FUL





## Directions

From our prominent Town Centre office, turn left onto Rolle Street and continue onto Rolle Road. At the roundabout, turn left onto Salterton Road. After passing through the second set of traffic lights, take the 1st left turn into Avondale Road, where the property will be found on the right hand side.



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.