

01395 222350

LINKS
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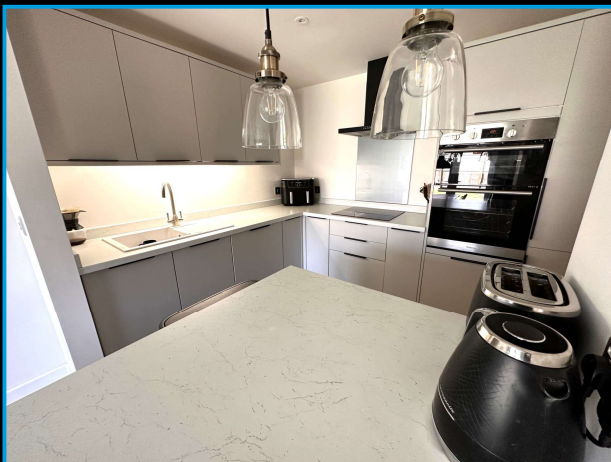
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Guide Price £399,950

15 Clifton Avenue, Exmouth, EX8 4LJ



- 3 Bedroom Detached Bungalow • Extended & Completely Renovated By Current Owners • Re-Wired, Re-Plumbed, Re-Plastered & New Double Glazing (Apart From Porch) • Living/Dining Room
- Stylish Kitchen With Integrated Appliances, Separate Utility Room • Bathroom With WC, En-Suite Shower Room & Separate WC • Off Road Parking & Garage • Enclosed Garden To Rear.



Steps lead up to an uPVC obscure glazed front entrance door with a matching window to side side, leading to:

Entrance Porch

Windows to side and rear. Tiled flooring. Door leading to:

Entrance Hall

Welcoming space that has a feature panelled wall to one side with wall mounted coat hooks. High level electric switch fuse box (Recently rewired throughout). Useful storage cupboard that has a hanging rail, shelving and a power point connected. Radiator. Inset ceiling lights. Smoke alarm. Laminate flooring. Doors leading to bedrooms one and two, family bathroom, living/dining room, kitchen and:

Separate WC

Satin obscure glazed window to side. Recently installed suite comprising of a low level WC. Wash hand basin with storage cupboard below and splash backs above. Panelled walls to dado height. Vinyl flooring. Inset ceiling lights.

Living/Dining Room 20'5" (6.22m) Max x 10'11" (3.33m) Max

A fantastic room, that enjoys a dual aspect with a window to side and double opening fully glazed French doors leading out to the rear garden. Two upright radiators. Access to an inner hallway that provides access to bedroom three and the utility room. Laminate flooring. Open to:

Kitchen 10'3" (3.12m) x 8'0" (2.44m)

The recently installed stylish kitchen enjoys an open aspect to the living/dining room and is also accessed by the hallway. Good range of floor standing and wall mounted cupboard and drawer storage units with marble effect work surfaces and matching up stands above. Inset composite single bowl sink and drainer unit with a mixer tap above. Built in four induction hob with a glass splash back and filter hood above. Built in, eye level, electric oven and grill. Integrated fridge, freezer and dishwasher. Inset ceiling lights. Upright radiator. Laminate flooring. Small breakfast bar.

Utility Room

Excellent and useful addition to the property that is accessed from the inner hallway via a sliding pocket door. Wall mounted storage cupboard with a marble effect work surface below. Space and plumbing for a washing machine and space for a tumble dryer. Wall mounted gas fired combination boiler. Vinyl flooring.

Bedroom 3 10'2" (3.1m) Max x 9'10" (3m) Max

Window to rear. Radiator. Door leading to:

En-suite Shower Room

A recently installed en-suite shower room that comprises of a walk in low-profile shower cubicle that has a sliding splash screen door, tiled splash backs to ceiling height and a electric shower that has a rainfall shower head and separate shower attachment. Wall hung wash hand basin with storage drawers below and a fitted mirror above with light. Vinyl flooring. Heated towel rail. Extractor fan.

Bedroom 1 11'11" (3.63m) x 10'2" (3.1m)

Window to front. Radiator. The wardrobe in situ is included within the sale price.

Bedroom 2 9'9" (2.97m) x 7'11" (2.41m)

Window to front. Radiator.

Bathroom

Satin obscure glazed window to side. Attractive, extensively tiled walls. A recently installed bathroom that comprises of a panelled bath that has a central mixer tap and a thermostatically controlled



shower above the bath that has a rain full shower head and separate shower attachment and a splash screen. Hidden cistern WC with display above and a wash hand basin to the side that has a storage cupboards below. Vinyl flooring. Inset ceiling lights. Heated towel rail.

Externally

Front Of Property

To the front of the property is a landscaped front garden which is predominately laid to lawn. Steps lead up towards the front entrance door and provide access to a garden gate, that leads through to the rear garden. Outside meter box, water tap and light. Bin store area. A double width driveway provides off road parking for two vehicles and leads to:

Garage 15'4" (4.67m) x 10'7" (3.23m) Max

A newly created garage. Electric roll door to front. Power and light. Good ceiling height.

Rear Garden

To the rear of the property is a fully enclosed, private and recently landscaped garden. Laid adjacent to the rear of the property is a paved patio that has an attractive Pergola and provides the ideal area for outdoor dining and sitting during fine weather. The remainder of the garden is then laid predominately to lawn with a further level patio area to one corner of the garden - providing an additional area for seating. Useful storage area to one side of the property. Front pedestrian access via a timber garden gate to the side. Timber panelled fencing. Outside lighting. Outside power point.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C. 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

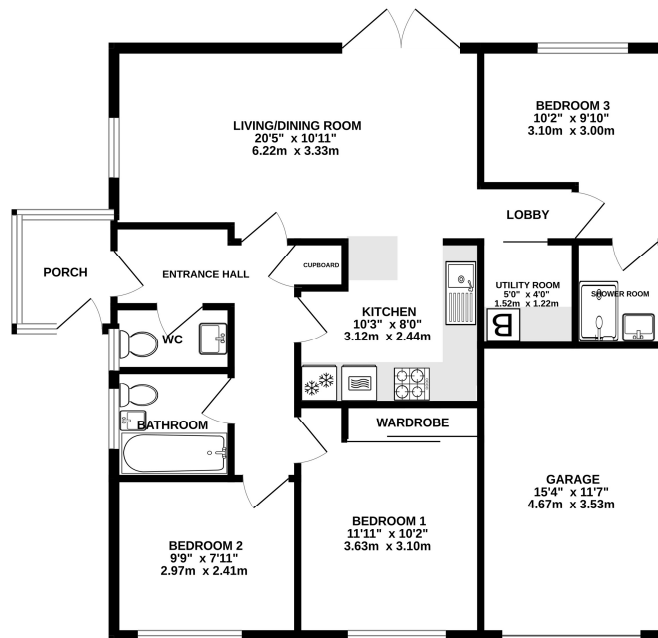
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

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

GROUND FLOOR



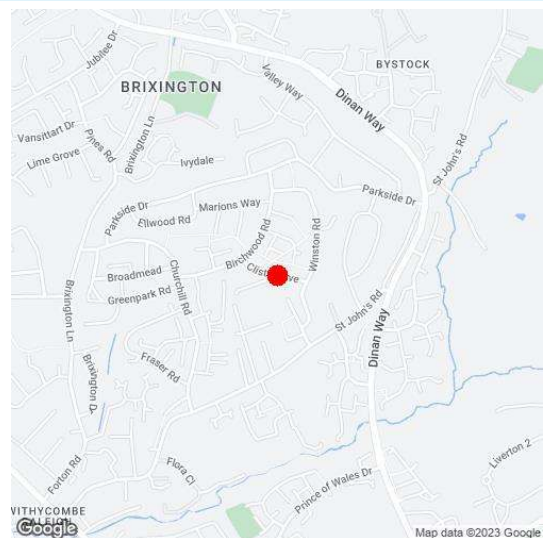
15 CLUSTON AVENUE

Unless every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, alcoves 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 onto Salterton Road and 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 mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the double

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(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.