

01395 222350

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Guide Price £350,000

80 Birchwood Road, Exmouth, EX8 4LS



- Semi Detached House In Good Order Throughout • Planning Permission Granted For An Attached 3 Bed House • Gas Central Heating & Double Glazing • Living Room, Kitchen / Dining Room & Sun Room • 3 First Floor Bedrooms & Bathroom • Corner Plot Gardens & Driveway
- Garage Covered To Office & Store • Handy For Bus Stops, Shops & School



Accommodation

Ground Floor

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

Entrance Porch

Obscure uPVC double glazed door, with window adjacent, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Cupboard housing the gas meter, electric meter and electric fuse box. Karndean flooring. Double doors leading to:

Living Room 13'6" (4.11m) x 12'6" (3.81m)

Window to front. Useful under stairs storage cupboard. Good range of fitted shelving to either side of chimney breast. Radiator. Karndean flooring. Double doors leading to:

Kitchen / Dining Room 15'7" (4.75m) x 10'4" (3.15m)

Dual aspect having a uPVC double glazed external door leading to rear garden with window adjacent and window to side. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Composite single bowl sink with drainer unit and mixer tap. Built in 4 ring electric hob with electric oven below and filter hood above. Integrated dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge/freezer etc. Radiator. Karndean flooring. Inset ceiling lights. uPVC double glazed doors leading to:

Sun Room 9'1" (2.77m) x 7'7" (2.31m)

uPVC double glazed external doors leading to rear garden and windows to rear and side on brick walls. Tiled flooring.

First Floor

Landing

Window to side. Access to insulated and boarded loft space via trap door with ladder, that also has the gas fired Combi boiler that supplies the central heating and domestic hot water. Airing cupboard with slatted shelving. Smoke alarm. Wall mounted central heating thermostat. Doors leading to:

Bedroom 1 13'4" (4.06m) x 8'8" (2.64m)

Window to front. Fitted double wardrobe with mirror fronted sliding doors. Radiator.

Bedroom 2 9'3" (2.82m) x 9'2" (2.79m)

Window to rear gaining distant views over Exmouth with the Sea beyond. Built - in double wardrobe with mirror fronted sliding doors. Radiator.

Bedroom 3 10'8" (3.25m) x 6'8" (2.03m)

Window to side. Built - in wardrobe. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled shower unit over, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Inset ceiling lights. Extractor fan.



Externally

The property has good sized and enclosed corner plot Gardens, with the enclosed Front Garden, having ease of maintenance in mind, being landscaped and planted to provide interest and colour. Timber panelled fence boundaries. Timber garden gate that gives access to the rear garden.

Rear Garden

The rear garden has a patio area adjacent to the property, being ideal for outdoor dining and sitting during the fine weather, with the remainder then being laid to lawn with shrub and herbaceous beds and borders. Timber panelled fencing. Outside water tap. Timber garden shed. Further pedestrian gate giving access to the driveway and doors leading to:

Office 9'10" (3m) x 8'8" (2.64m)

uPVC double glazed external door leading to rear garden with uPVC double glazed window adjacent. Power and light connected. Inset ceiling lights. Wooden flooring.

Store Room 9'0" (2.74m) x 7'3" (2.21m)

Up and over door to front. uPVC double glazed external door to rear garden. Power and light connected.

Parking

There is driveway parking for 2 motor vehicles.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band C

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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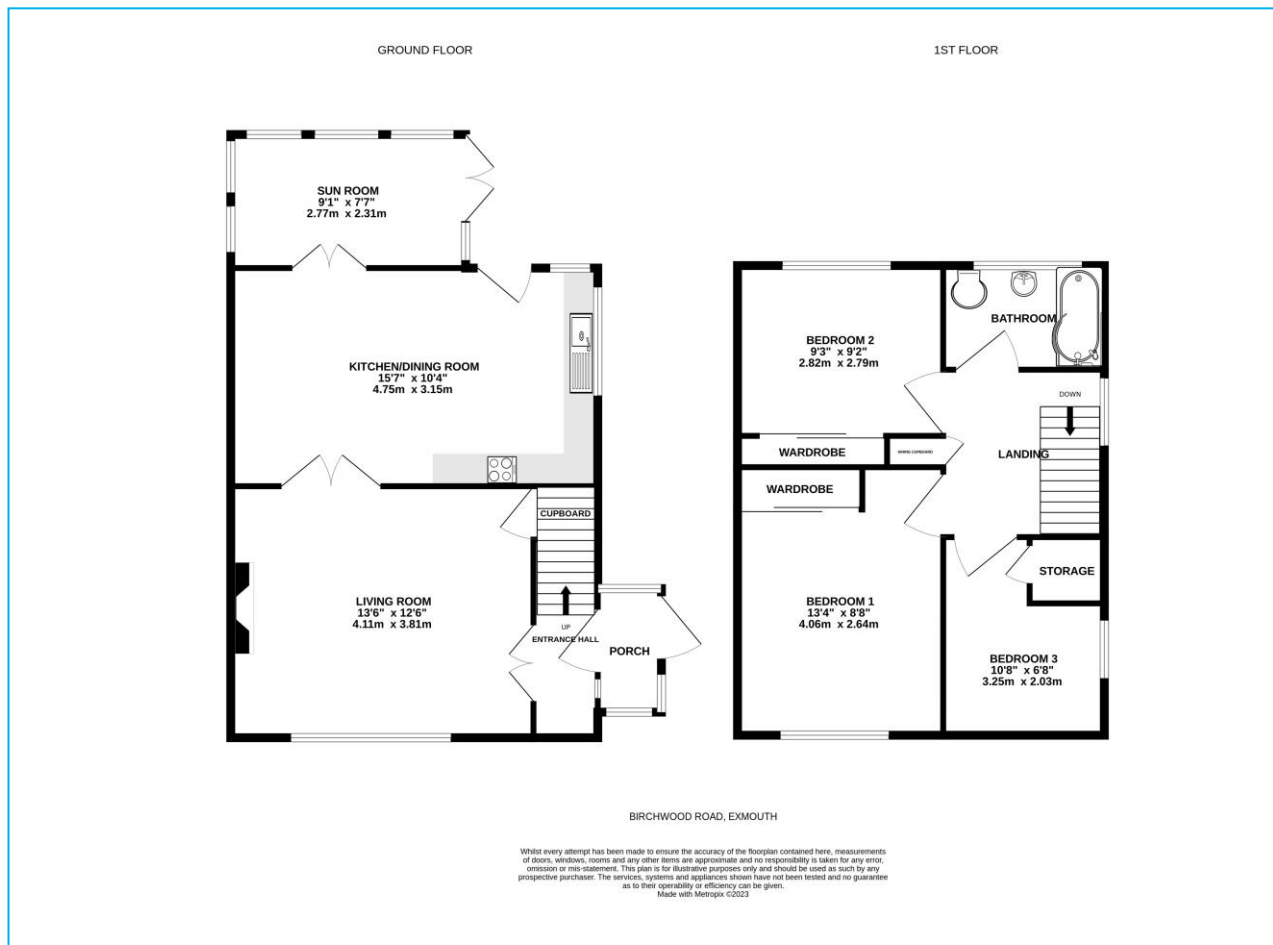
Agents Note

These are draft particulars and are awaiting vendors verification. Please note there is full Planning Permission (22/2720/FUL granted on 23rd June 2023 for the erection of an attached 3 bedroom house to the side of the existing property. Full details can be found on East Devon District Councils online planning portal.

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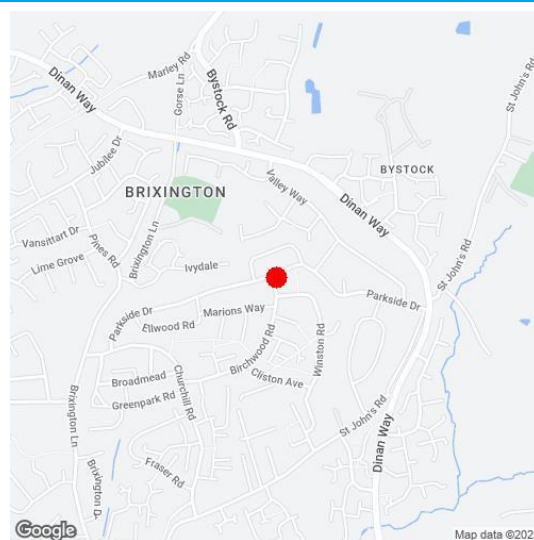
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Directions

From our prominent Town Centre office, proceed along Rolle Street and onto Salterton Road. After passing Tesco and Lidl supermarkets, turn left at the traffic lights onto Dinan Way. Take the 4th left onto Parkside Drive. The second left is Birchwood Road where the property will be found on the corner, clearly identified by our For Sale board

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92-100) A			87	
(81-91) B				
(69-80) C		73	73	
(55-68) D				
(39-54) E			73	
(21-38) F				
(1-20) G			73	
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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