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LINKS
ESTATE AGENTS

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Guide Price £385,000

44 Moormead, Budleigh Salterton, EX9 6PX



- Semi Detached Ex-Local Authority House • Gas Central Heating & Double Glazing • Living Room & Dining Room • Kitchen With Pantry, Conservatory • 3 Bedrooms & Bathroom
- Larger Than Average Garage, Driveway • Easy To Maintain Gardens • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door beneath storm canopy leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Useful. Close storage cupboard. Tiled flooring. Smoke alarm. Doors leading to kitchen and:

Living Room 13'11" (4.24m) x 11'11" (3.63m)

Window to rear. Inset remote controlled electric log effect fire. Radiator.

Kitchen 13'4" (4.06m) Max x 11'1" (3.38m) Max

An L shaped room. Dual aspect having windows to front and side plus an obscure uPVC double glazed external door leading to passageway. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback's. Stainless steel single sink and drainer unit. Built - in 4 ring gas hob with high level gas oven and grill opposite. The washing machine and fridge in situ are included in the sale. Useful walk - in pantry with obscure uPVC double glazed window to side. Tiled flooring. Archway leading to:

Dining Room 9'11" (3.02m) x 7'10" (2.39m)

Radiator. Tiled flooring. uPVC double glazed sliding patio doors leading to:

Conservatory 7'6" (2.29m) x 7'6" (2.29m)

uPVC double glazed windows to rear and either side, uPVC double glazed sliding patio doors leading to the rear garden. Radiator. Tiled flooring.

Passageway

External doors to front and rear. Personal door to garage. Tiled flooring.

First Floor

Landing

uPVC double glazed window to front. Access to insulated and part boarded loft space, with light, via trap door and ladder. Smoke alarm. Laminate flooring. Wall mounted central heating thermostat. Doors leading to:

Bedroom 1 12'7" (3.84m) x 11'11" (3.63m)

Window to rear. Good range of fitted wardrobe and drawer storage units. Radiator.

Bedroom 2 12'6" (3.81m) x 9'11" (3.02m)

Dual aspect having windows to rear and side. Range of fitted wardrobes and drawer storage units. Radiator.

Bedroom 3 9'3" (2.82m) x 8'7" (2.62m) Into Recess

Window to front. Fitted double wardrobe. Fitted storage cupboards. Radiator. Laminate flooring.

Bathroom

Obscure uPVC double glazed window to front. Modern



fitted white suite of corner bath with electric shower unit over, concealed cistern WC and vanity wash hand basin. Splashback's to walls and ceiling. Radiator. Concealed, wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water with slatted shelving. Wall mounted electric heater.

Externally

There is a level and easy to maintain Front Garden, which is laid mainly to shingle with a raised shrub bed and brick paved pathway leading to the front entrance door. Outside lighting. Double wrought iron gates leads to the driveway providing off-road parking for up to 2 motor vehicles. Outside gas meter box. Outside water tap. Driveway leads to:

Garage 20'0" (6.1m) x 12'4" (3.76m)

Electric up and over door to front. Window to rear. Personal door to side leading to the passageway. Power and light connected.

Rear Garden

There is an enclosed Rear Garden which has a patio and shingle area adjacent to the property, being ideal for outdoor dining and sitting during fine weather Steps then leading up to remainder of the gardens. They are laid to lawn including shrub beds and potential vegetable growing area with timber panelled fence boundaries. 2 garden sheds and a greenhouse. Outside lighting. Front pedestrian access via the passageway.

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

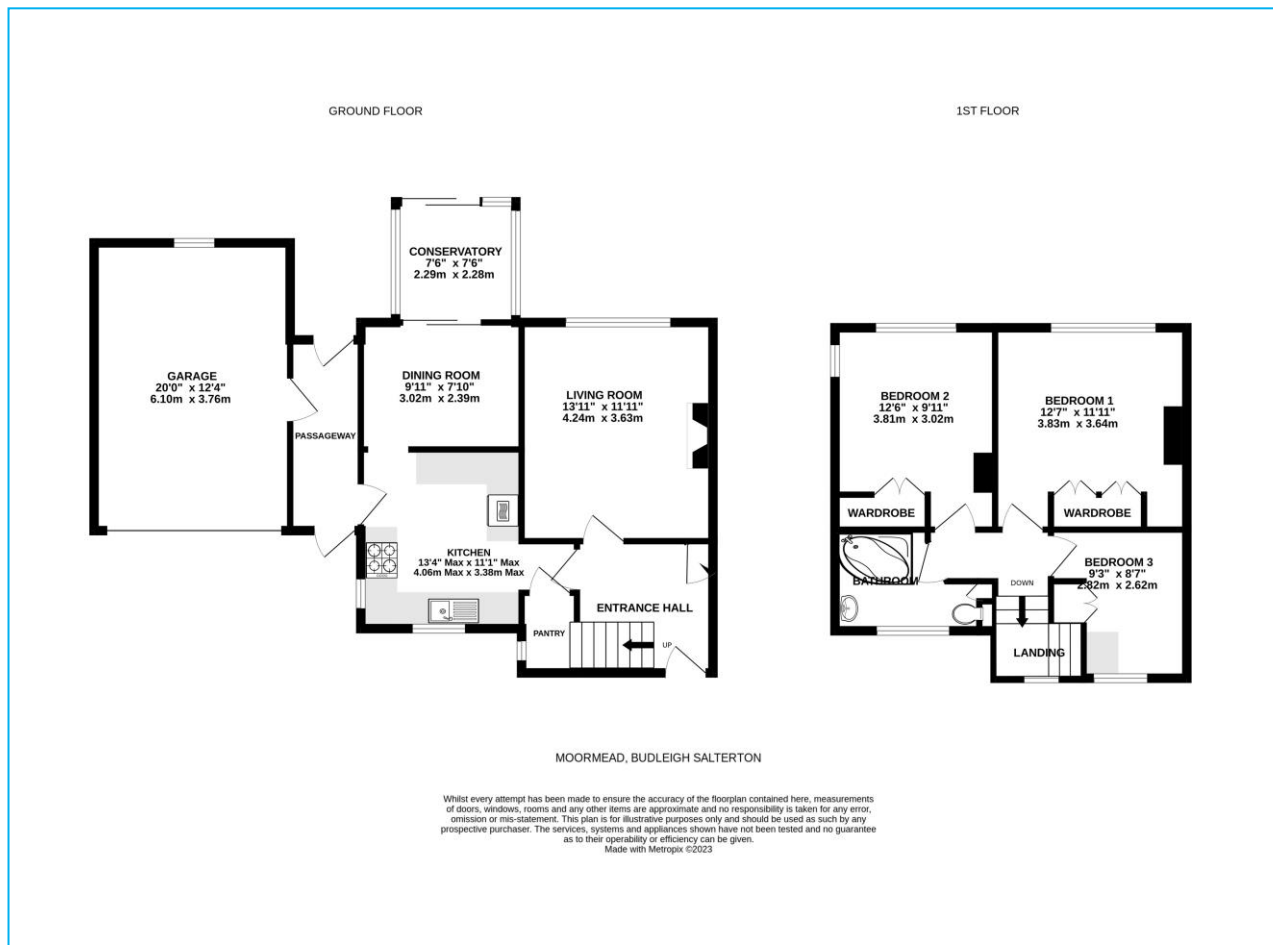
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

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

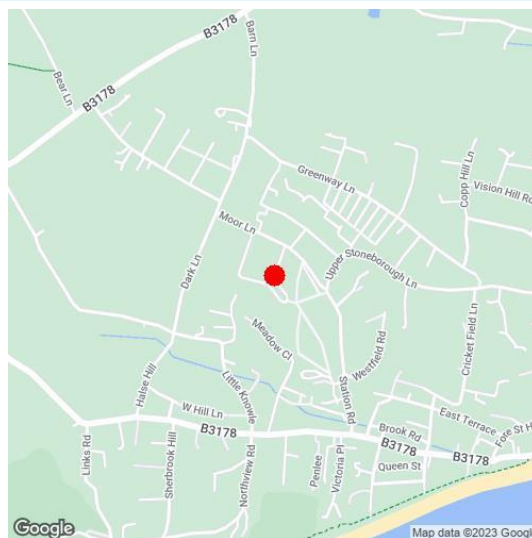
There is a restriction imposed on this property under Section 157 of the Housing Act 1985. This restricts the persons buying the property (in the case of a couple, one person) to those that have lived or worked within the administrative county of Devon for the last three years. Further information on this act is held with East Devon District Council - 01404 515 616.



Directions

From Exmouth, proceed out of town along Salterton Road. After passing the re-cycling centre, turn right at the mini roundabout. Take the next left into Knowle Village. After passing the Village Hall on your right, take the next turning right into Bedlands Lane. At the end of the road, turn right and follow the road around to the left into Moor Lane. Take the second right into Moormead where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		35
(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.