

01395 222350

LINKS
ESTATE AGENTS

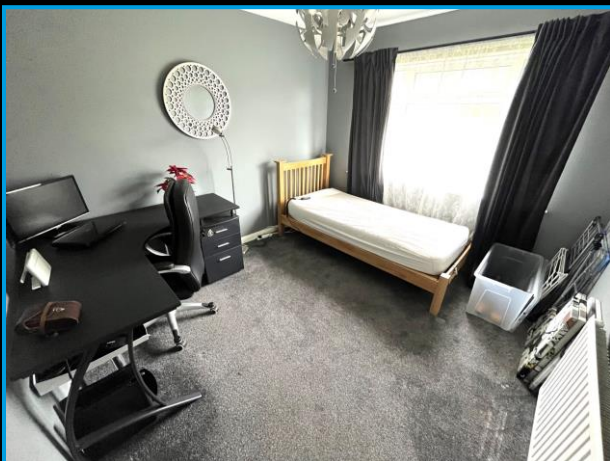
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Guide Price £299,950

19 Essington Close, Exmouth, EX8 4QY



- Semi Detached Bungalow In Cul-De-Sac • Gas Central Heating & uPVC Double Glazing
- Dual Aspect Living Room, Kitchen • 2 Double Bedrooms & Bathroom • Garage & Long Driveway
- Good Sized, Westerly Facing Rear Garden • Exe Estuary & Sea Views From Rear
- NO ONWARD CHAIN



Accommodation

uPVC double glazed front entrance door leading to:

Entrance Porch

Obscure glazed door with matching paint to side leading to:

Entrance Hall

Access to insulated and part boarded loft space, via trap door with ladder. Subject to gaining the correct planning permissions, the loft could be converted to provide further living accommodation. Radiator. High level storage cupboard. Smoke alarm. Doors leading to all rooms.

Living Room 12'11" (3.94m) x 10'11" (3.33m)

Dual aspect having uPVC double glazed bay window to front and uPVC double glazed window to side. Radiator.

Kitchen 9'6" (2.9m) x 9'5" (2.87m)

uPVC double glazed external door leading to rear garden with window adjacent that gains far reaching Exe Estuary, Sea and South Devon coastline views. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel 1 and a 1/2 bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space under work surface for fridge etc. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Trip switch electric fuse box. Radiator.

Bedroom 1 11'5" (3.48m) x 9'11" (3.02m)

uPVC double glazed window to rear gaining those Sea and South Devon coastline views. Radiator.

Bedroom 2 10'11" (3.33m) x 9'11" (3.02m)

uPVC double glazed window to front. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail.

Externally

The level Front Garden is laid to lawn with low brick wall boundaries and pathway leading to the front entrance door. A driveway to the side of the property provides off road parking for several motor vehicles, with outside meter boxes, that leads to:



Garage 16'11" (5.16m) x 9'3" (2.82m)

External measurements. Up and over door to front. Windows to rear and side.

Rear Garden

The property has a good sized, enclosed and Westerly facing Rear Garden that is laid mainly to lawn with timber panelled fenced boundaries, fruit trees, shrubs and Greenhouse. Front pedestrian access to side of property via wrought iron gate. Outside water tap.

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

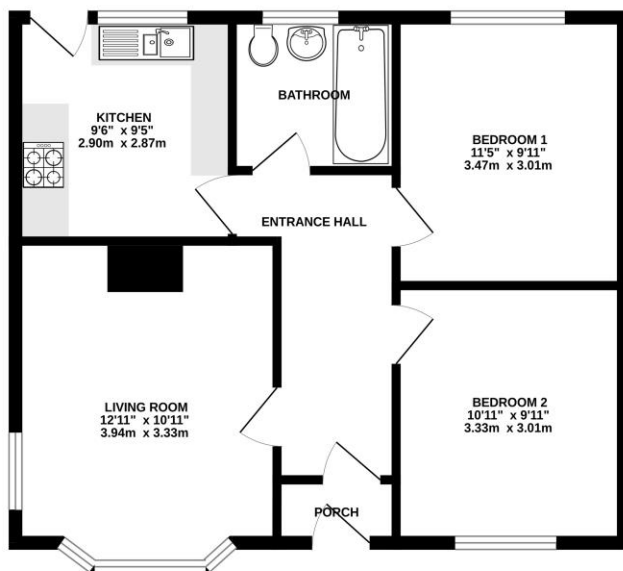
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR




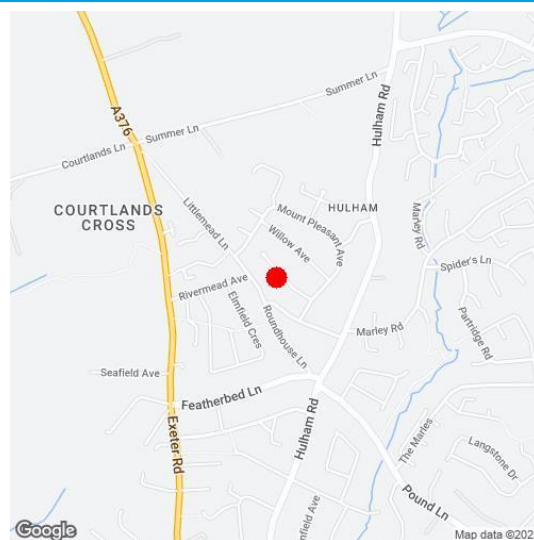
ESSINGTON CLOSE, EXMOUTH

While 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 misstatement. The plan is for illustrative purposes only and should be used as such for 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 down Rolle Street and past The Strand. Continue onto Marine Way and into Exeter Road. Turn right onto Hulham Road and take 6th turning on the left into Littlemead Lane. Turn right into Mount Pleasant Avenue and first left into Essington Close where the property will be found on the left hand side, 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		70	
(55-68) D			
(39-54) E			
(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.