

Guide Price £332,500

92 Vansittart Drive, Exmouth, EX8 5PD



- Immaculate & Updated Semi Detached House • Gas Central Heating From Combi Boiler
- uPVC Double Glazing • Dual Aspect Living / Dining Room With Oak Flooring • Modern Fitted Kitchen With Appliances • 3 Good Sized Bedrooms & Modern Fitted Bathroom • Garage, Brick Paved Driveway & Southerly Facing Rear Garden • Handy For Shops, Doctors Surgery & Primary School



Accommodation

Ground Floor

Step up to composite front entrance door leading to:

Entrance Porch

Solid Oak flooring. Radiator. Door leading to:

Living / Dining Room 22'3" (6.78m) x 11'1" (3.38m) Max

Dual aspect having uPVC double glazed window to front and uPVC double glazed French doors that lead to the rear garden. Wall mounted electric fire. 2 radiators. Inset ceiling lights. Solid Oak flooring. Door leading to inner hall and open to:

Kitchen 11'11" (3.63m) x 7'5" (2.26m)

To cupboard doors
uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with work surfaces and ceramic tile splashback's. Composite single bowl sink and drainer unit with mixer tap. Built - in 5 ring electric Induction hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher and washing machine. Further space for American style, freestanding, fridge / freezer etc. Inset ceiling lights. Solid Oak flooring.

Inner Hall

Accessed via the living / dining room, a stair case rises to the first floor.

First Floor

Landing

Obscure uPVC double glazed window to side. Access to insulated and part boarded loft space via trap door with ladder. Inset ceiling lights. Doors leading to:

Bedroom 1 12'4" (3.76m) x 10'4" (3.15m)

uPVC double glazed window to front with open outlook including views towards Haldon Hills. Radiator.

Bedroom 2 10'7" (3.23m) x 10'0" (3.05m)

uPVC double glazed window to rear. Built - in shelved storage cupboard. Radiator.

Bedroom 3 9'7" (2.92m) x 8'11" (2.72m)

uPVC double glazed window to front with open Outlook, including towards Haldon Hills. Radiator.

Bathroom 9'3" (2.82m) x 7'2" (2.18m)

Dual aspect having obscure uPVC double glazed windows to rear and side. Modern fitted white suite of panelled bath with electric shower unit over, including Rainfall shower head, and splashback's to ceiling height. Concealed cistern WC and vanity wash hand basin. Heated towel rail. Shaver sockets. Inset ceiling lights. Extractor fan.



Externally

To the front of the property, a brick paved driveway provides off road parking for 2 motor vehicle side by side. Timber panelled fence boundaries to either side. Outside meter boxes, Access to:

Garage 16'3" (4.95m) x 8'2" (2.49m)

Remote roll up and over door to front. uPVC double glazed personal door to side that leads to rear garden. Gas fired Combi boiler that supplies the central heating and domestic hot water. Wall mounted electric trip switch fuse box. Power and light connected.

Rear Garden

There is a good sized, enclosed and Southerly facing Rear Garden which has a patio area immediately adjacent to the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to Artificial grass. Timber panelled fenced boundaries. 2 outside water taps. Front pedestrian access to side via timber garden gate.

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Note

These are draft particulars and are awaiting vendors verification

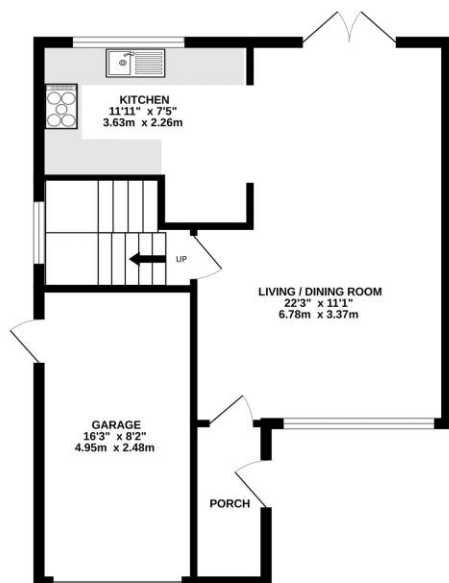
01395 222350

LINKS

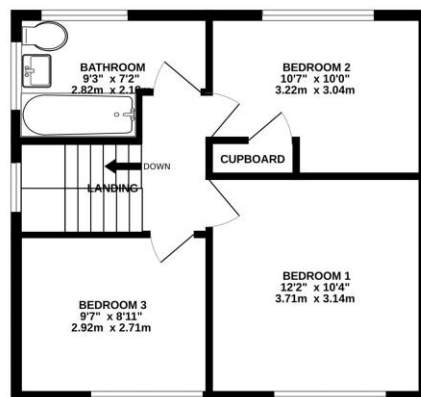
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

GROUND FLOOR



1ST FLOOR



VANSITTART DRIVE, EXMOUTH

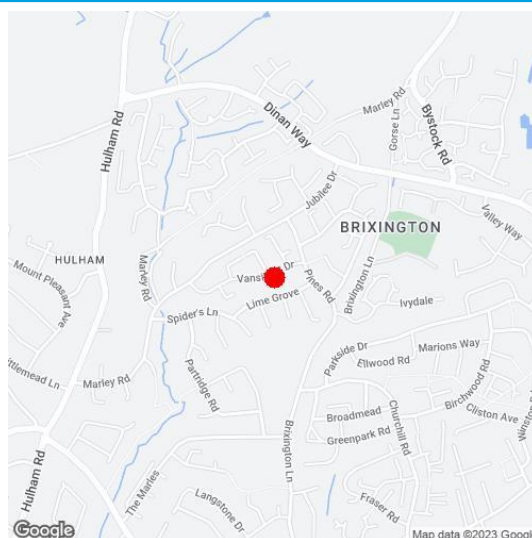
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2020

Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right onto Hulham Road (Signposted Ottery St Mary), pass Withycombe Rugby club, then take the 4th right onto Marley Road. Take the 6th turning on the right onto Pines Road and first right onto Vansittart Drive, 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		86
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		39
(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.

LINKS

ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com