

Offers in Excess of £425,000
30 Parkside Drive, Exmouth, EX8 4LB



- Well Presented Detached Bungalow • Gas Central Heating & uPVC Double Glazing
- Dual Aspect Living / Dining Room • Modern Fitted Kitchen / Breakfast Room • 3 Bedrooms, All With Storage
- Modern Fitted Shower Room • Southerly Facing Rear Garden With River Views
- Garage, Driveway & Handy For Amenities



Accommodation

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Hall

Useful cloaks storage cupboard. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Access to insulated and boarded loft space, with light, via trap door with ladder. Inset ceiling lights. Smoke alarm. Doors leading to all rooms.

Living / Dining Room 23'0" (7.01m) x 11'4" (3.45m) Max

Dual aspect having 2 windows to front and window to side. Focal point of fitted coal effect gas fire within a marble fireplace surround. 2 radiators. Dado rail. Door leading to:

Kitchen / Breakfast Room 14'11" (4.55m) x 8'10" (2.69m)

uPVC double glaze external door to side leading to rear garden with window adjacent. Good range of modern fitted cupboard and drawer storage units with Quartz work surfaces, including breakfast bar and tiled splashbacks. Inset stainless steel one and a half bowl sink with worktop drainer and mixer tap. Built - in 4 ring electric Induction hob with filter hood above and eye level electric oven and microwave to side. Integrated washing machine, fridge and freezer. inset ceiling lights. Radiator.

Bedroom 1 12'10" (3.91m) x 8'6" (2.59m)

Window to rear overlooking rear garden. Fitted double wardrobe with mirror fronted sliding doors. Radiator.

Bedroom 2 10'4" (3.15m) x 9'5" (2.87m)

Window to rear overlooking garden. Built - in wardrobes to one wall with mirror fronted sliding doors. Radiator.

Bedroom 3 10'5" (3.18m) x 6'7" (2.01m)

Window to side. Built - in shelved storage cupboard. Radiator.

Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of shower cubicle with splash screen doors and thermostatically controlled shower unit including a rainfall water head. Low level WC. Vanity wash hand basin. Fully tiled walls. Heated towel rail. Radiator. Ceiling lights. Extractor fan.





Externally

There is a level and easy to maintain Front Garden which is laid shingle with shrub and herbaceous beds and borders that provide year round interest and colour. Low wall boundaries. A level driveway provides ample parking for several motor vehicles and leads to:

Garage 18'4" (5.59m) x 9'3" (2.82m)

Up and over door to front. External door leading to rear garden. uPVC double glazed window to rear. Gas and electric metres. Cold water tap. Electric trip switch fuse box. Power and light connected.



Rear Garden

The property has an enclosed, level and Southerly facing rear garden which gains lovely views of the Exe Estuary and Haldon Hills. Having ease of maintenance in mind there are areas consisting of patio, decking and artificial grass with the remainder being planted to provide year round interest and colour. Ornate pond. Timber garden shed. Timber Summer house that gains those Exe Estuary and Haldon Hill views. Timber panelled fencing. Outside lighting. Outside water tap. Front pedestrian access to either side of property via timber garden gates.

Tenure

The property is FREEHOLD

Services

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



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

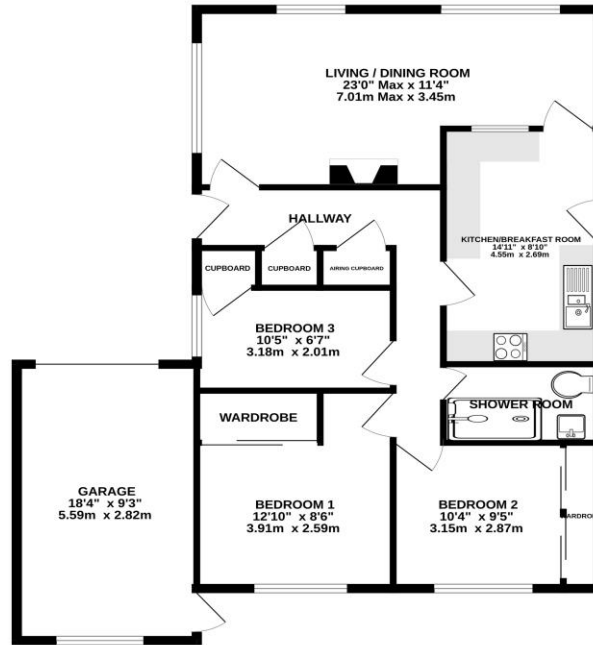
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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



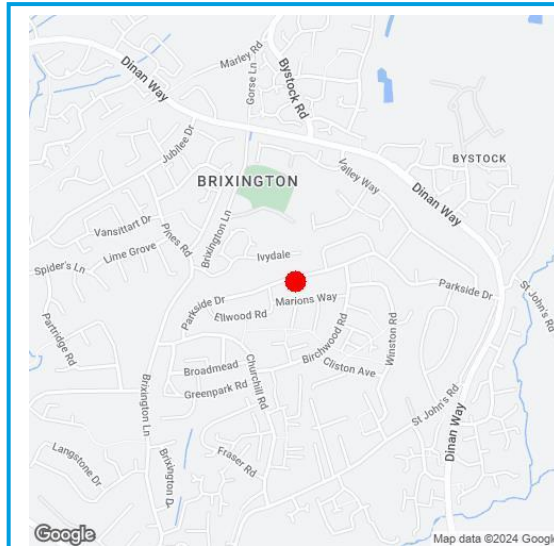
PARKSIDE DRIVE, EXMOUTH

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Mapbox ©2024

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 and continue along the road passing the turnings for Valley Way, Silverdale and Little Meadow. The property will be found on the left hand side, just before the Ellwood Road turning.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	82
England & Wales	
EU Directive 2002/91/EC	



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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.