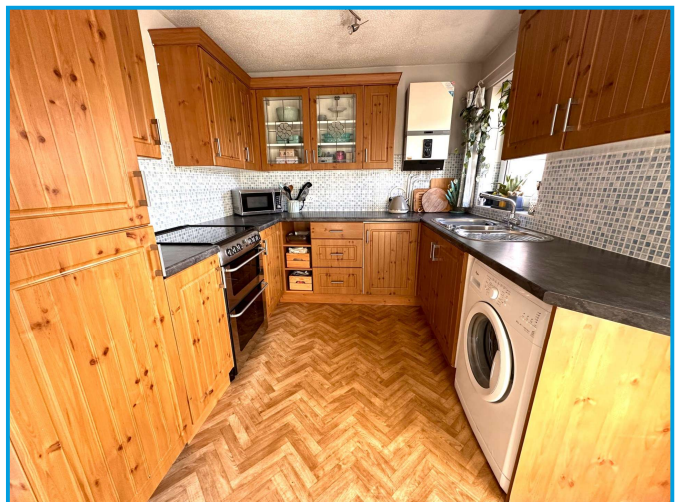
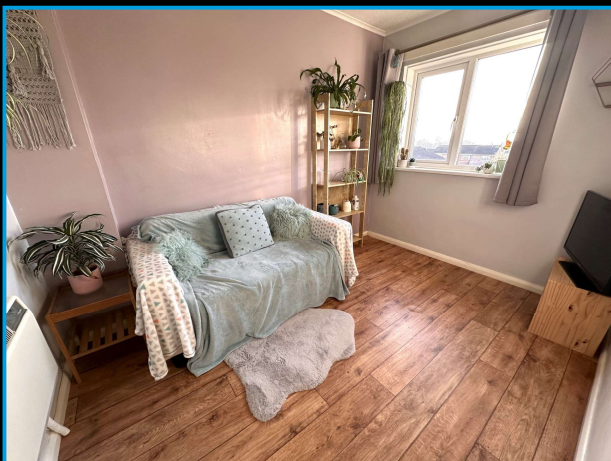


Guide Price £259,950

57 Hawthorn Grove, Exmouth, EX8 4HD



- 3 Bedroom Semi Detached House • Open Plan Living/Dining Room • Kitchen • Bathroom With White Suite • Three Bedrooms • Enclosed Rear Garden • Garage With Power Supply • Popular Residential Location



Ground Floor

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

Entrance Porch

Cloaks hanging rack. Cupboard housing meters and cloak hooks. Door opens to:

Living Room 17'10" (5.44m) x 13'11" (4.24m)

An open plan room with double glazed window to front aspect. Stairs rising to first floor landing. Attractive coal effect gas fire with marble effect and wooden mantle and surround. Coved ceiling. Electric night storage heater. Under stairs recess. . Door to:

Kitchen 13'11" (4.24m) x 8'1" (2.46m)

Window to rear. Matching range of floor standing and wall mounted cupboard and drawer units with roll edged work surfaces over and tiled splash backs. Stainless steel one and a half bowl sink with a single drainer unit and a mixer tap above. Electric cooker point. Space and plumbing for a washing machine. Fridge/Freezer sapce. Wall mounted gas fired multi point boiler for the hot water. Breakfast bar. Fitted shelving. Obscure uPVC double glazed door leading to the rear garden.

First Floor Landing

Electric night storage heater. Built in linen cupboard. Loft access which is boarded with retractable ladder, power and light. Doors to:

Bedroom One 12'2" (3.71m) To Wardrobe x 8'8" (2.64m)

Double glazed window to front aspect. Mirror fronted wardrobes with hanging rail, shelving and storage areas to one wall. Coving to ceiling.

Bedroom Two 10'3" (3.12m) x 7'6" (2.29m)

Double glazed window to rear aspect.

Bedroom Three 7'3" (2.21m) x 6'1" (1.85m)

Double glazed window to rear aspect.

Bathroom

Obscure glazed window to side aspect. White suite comprising of a panelled bath with shower mixer attachment over, shower rail and curtain. Pedestal wash hand basin. Low level WC. Extensively tiled walls.

Externally

Front Garden

To the front of the property is an enclosed shingled garden area, giving ease of maintenance and a pathway to the front door.

Rear Garden

To the rear of the property is an enclosed rear garden that has a paved patio and decked seating area laid adjacent to the rear of the property, ideal for outdoor dining and sitting during the fine weather. There are steps down to a lower paved area giving access to a summer house. Front pedestrian access to side of property via timber garden gate. A personal door provides access to:

Garage 16'11" (5.16m) x 8'6" (2.59m)

With up and over door to front, Power and light connected.

Tenure

The property is FREEHOLD

Services

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



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

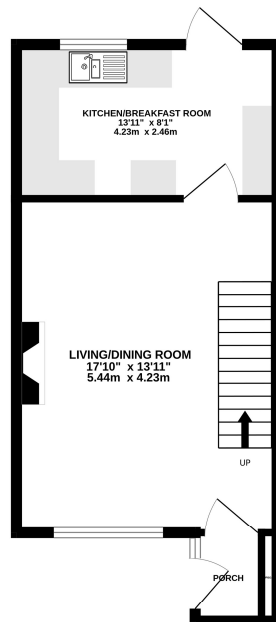
Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Notes

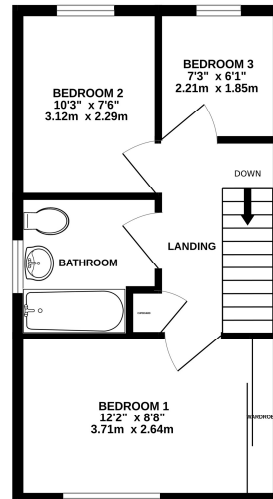
These are draft particulars and they are awaiting the vendors verification.



GROUND FLOOR



1ST FLOOR



57 HAWTHORN GROVE

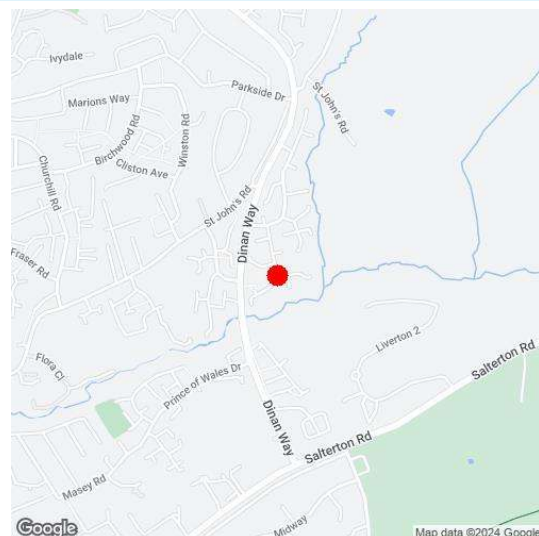
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix C5024

Directions

From our prominent Town Centre office, proceed up Rolle Street turning left at the mini roundabout along Salterton Road. After passing Tesco and Lidl on the left, turn left at the traffic lights onto Dinan Way. Take the 4th turning right into Meadow View Road and right again into Hawthorn Grove where the property will be found on the right hand side clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(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.