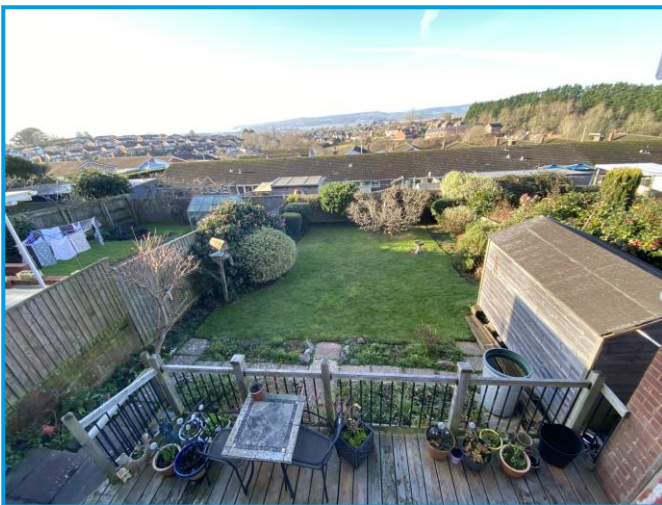


Guide Price £395,000

36 Spiders Lane, Exmouth, EX8 4PN



- Detached 3 - 4 Bedroom House in Cul-De-Sac • Far Reaching Exe Estuary & Sea Views From Rear
- Gas Central Heating & Double Glazing • GF: Cloakroom, Living / Dining Room • Kitchen & bedroom 4 / Study • FF: 3 Bedrooms & Wet Room • Fantastic Views From Living / Dining Room & Bedroom 1
- Garage, Driveway, Gardens - NO ONWARD CHAIN



Accommodation

Ground Floor

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

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Smoke alarm. Doors leading to living / dining room, kitchen, bedroom 4 / study and:

Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and wall mounted wash hand basin. Tiled splash backs. Radiator.

Living / Dining Room 30'4" (9.25m) x 11'2" (3.4m) Max

Dual aspect having window to front and uPVC double glazed sliding patio doors, leading to rear garden, that gains far reaching Sea, South Devon Coastline, Exe Estuary and Haldon Hill views. Focal point of fitted coal effect gas fire (currently disconnected) within a brick fireplace surround that includes a tiled hearth. 2 radiators. Parquet flooring. Inset ceiling lights.

Kitchen 9'8" (2.95m) x 8'4" (2.54m)

Window to front and obscure uPVC double glazed external door side. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 5 ring gas hob with double electric oven below and filter hood above. Integrated fridge and freezer. The freestanding dishwasher is included in the sale.

Bedroom 4 8'8" (2.64m) x 7'10" (2.39m) Plus Recess

uPVC double glazed window to rear that gains those far reaching Sea, South Devon coastline, Exe Estuary and Haldon Hill views. Radiator. Floor standing gas fired boiler that supplies the central heating and domestic hot water.

First Floor

Landing

Access to insulated loft space via trap door with ladder. Smoke alarm. Airing cupboard housing the hot water tank with slatted shelving. Doors leading to:

Bedroom 1 11'11" (3.63m) To Wardrobe x 9'11" (3.02m)

Window to rear that gains those outstanding Sea, South Devon coastline, Exe Estuary and Haldon Hill views. Range of built - in wardrobes to 1 wall. Radiator. Laminate flooring.

Bedroom 2 12'2" (3.71m) To Wardrobe x 9'6" (2.9m)

Window to front. Range of built - in wardrobes to 1 wall. Radiator. Laminate flooring.

Bedroom 3 9'1" (2.77m) x 6'8" (2.03m)

Window to side. Radiator. Laminate flooring.



Wet Room

Obscure uPVC double glazed window to side. Wall mounted, thermostatically controlled shower unit with tiling to ceiling height. White suite of low level WC and wall mounted wash hand basin. Tiled flooring. Heated towel rail.

Externally

There is a level front garden that is laid mainly to lawn with shrub beds and hedge border to front and side. A driveway provides off road parking for several motor vehicles and leads to:

Garage 16'5" (5m) x 8'1" (2.46m)

Up and over door to front. Personal door to side leading to garden. Space and plumbing for washing machine with roll edged work surface above and wall mounted cupboard storage units. Further space for tumble dryer etc. Gas and electric metres. Wall mounted electric trip switch fuse box. Power and light connected.

Southerly Facing Rear Garden

Immediately adjacent the property, a raised decking area is ideal for outdoor dining and sitting during fine weather which, of course, enjoys those far reaching Sea, South Devon coastline, Exe Estuary and Haldon Hill views. 3 steps then lead down to the remainder of the gardens which are laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fenced boundaries. Outside water tap. Outside lighting. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

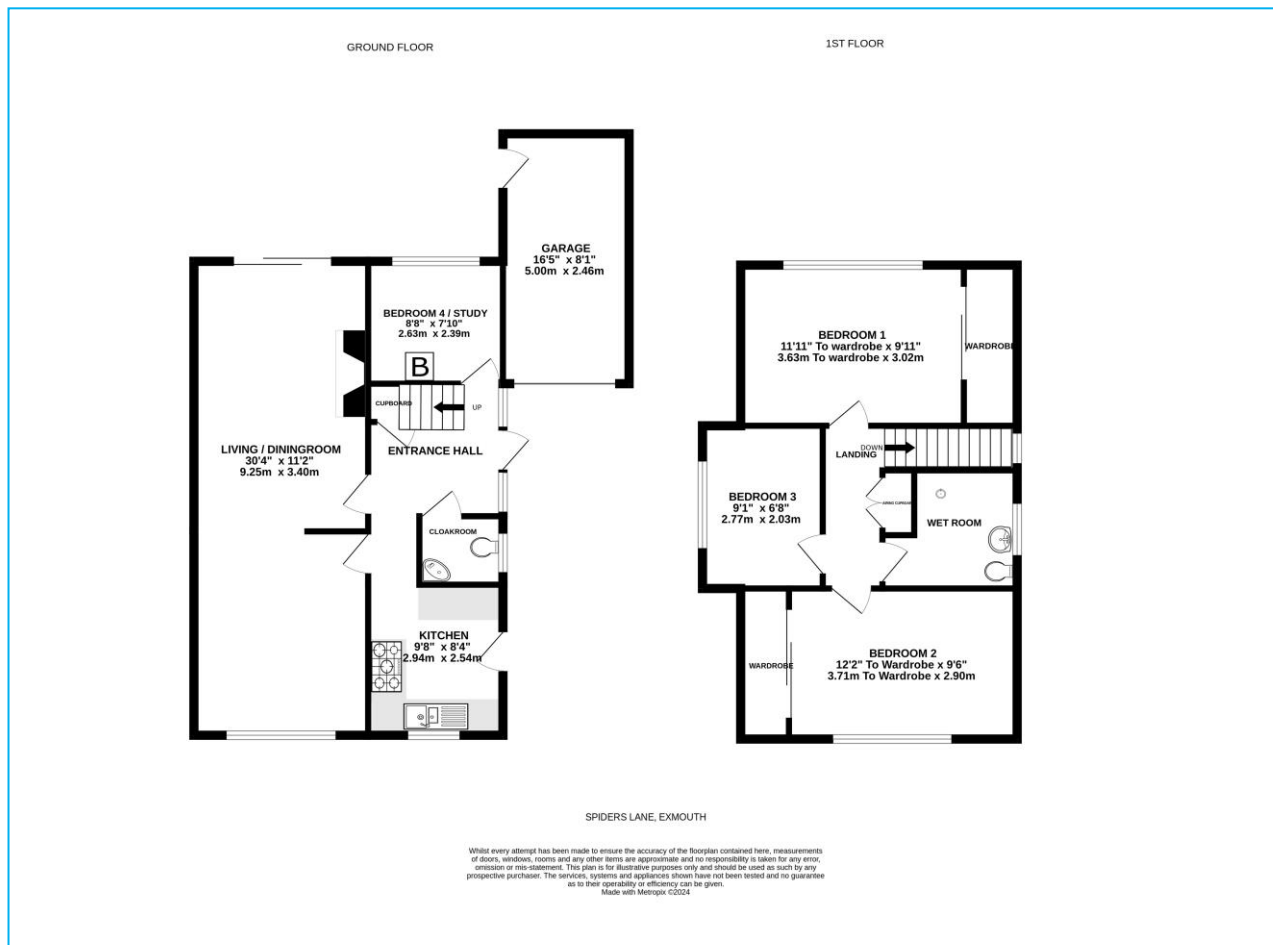
All mains services are connected. The property is on a water meter. Council Tax Band D

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

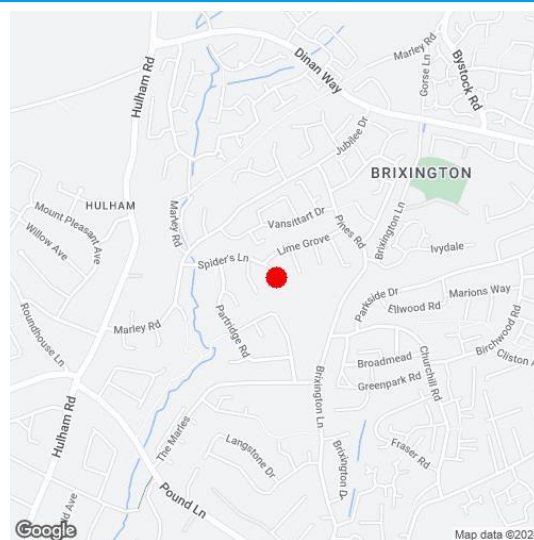
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Directions

From our prominent Town Centre office, proceed out of town, passing Exmouth Train Station along Marine Way. After the second set of traffic lights, turn right into Hulham Road. Proceed over the roundabout and take the next right into Marley Road. Take the 4th right into Spiders Lane and continue to the end of the road 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		57
(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.