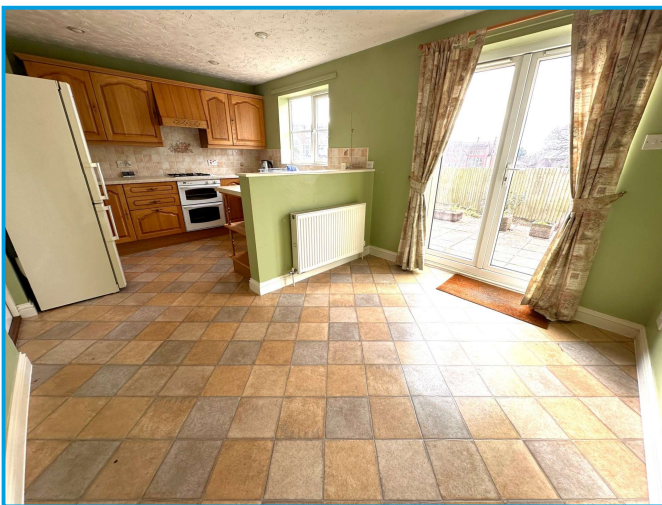


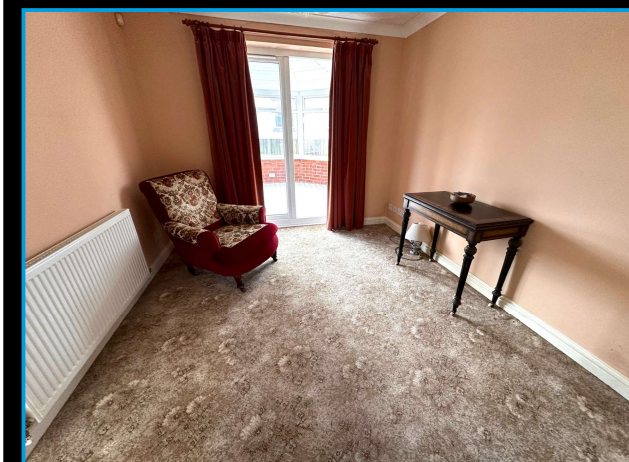
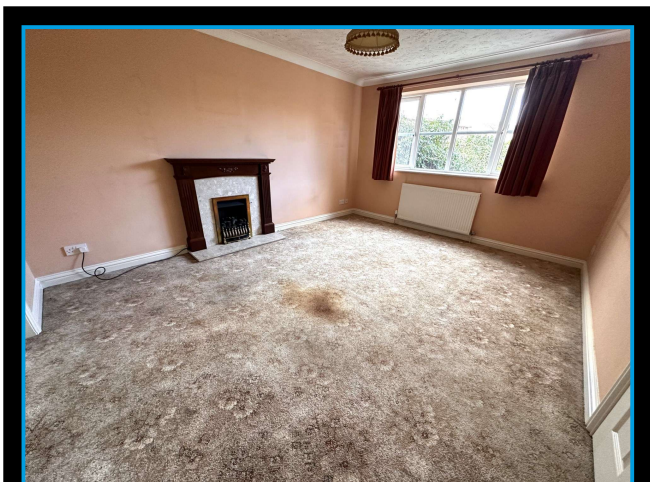
**Guide Price £425,000**

**12 Emmasfield, Exmouth, EX8 2LS**



- 4 Bedroom Detached House In Popular Cul-De-Sac • Now In Need Of Cosmetic Updating • 2 Reception Rooms & Conservatory • Open Plan Kitchen/Dining Room • Master Bedroom With En-Suite • Bathroom & Ground Floor WC • Corner Plot, Southerly Facing Garden • Off Road Parking, Garage. NO ONWARD CHAIN





## Accommodation

### Ground Floor

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

### Entrance Porch

uPVC double glazed windows to front and side. Security lighting. Composite door leading to:

### Entrance Hall

Staircase rising to first floor with useful storage cupboard. Radiator. Wall mounted central heating thermostat. Smoke alarm. Doors leading to living room, kitchen / dining room and:

### Cloakroom

Comprising low level WC and wall mounted wash and basin. Tiled splashbacks. Radiator. Extractor fan.

### Living Room 14'8" (4.47m) x 11'7" (3.53m)

Windows to front. Focal point of fitted coal effect gas fire within a fireplace surround having a marble back and hearth with a wooden mantle and surround. 2 radiators. Double doors leading to:

### Dining Room 10'5" (3.18m) x 9'4" (2.84m)

Radiator. Door leading to kitchen/dining room and uPVC double glazed door French doors leading to:

### Conservatory 11'0" (3.35m) x 10'0" (3.05m)

uPVC double glazed French doors to side leading to garden and uPVC double glazed windows to 3 sides on dwarf brick wall.

### Kitchen / Dining Room 17'2" (5.23m) x 10'5" (3.18m)

uPVC double glazed French doors leading to the garden and uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space for freestanding fridge / freezer. Door leading to garage / utility.

## First Floor

### Landing

Access to insulated loft space. Radiator. Useful walk - in storage cupboard with light and fitted shelving. Further useful linen cupboard. Smoke alarm. Doors leading to:

### Bedroom 1 14'0" (4.27m) x 11'3" (3.43m)

Window to front. Built - in triple wardrobe to one wall with mirror fronted sliding doors. Radiator. Door leading to:

### En - Suite

Obscure uPVC double glazed window to front. White suite of shower cubicle with electric shower unit and tiling to ceiling height, low - level WC and vanity wash hand basin. Radiator. Shaver socket. Extractor fan.

### Bedroom 2 14'4" (4.37m) x 9'4" (2.84m)

Window to rear. Radiator.

### Bedroom 3 12'3" (3.73m) x 9'4" (2.84m)

Window to rear. Radiator.

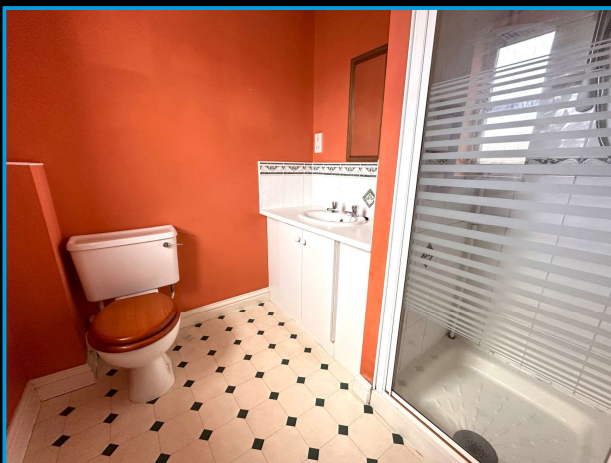
### Bedroom 4 8'7" (2.62m) x 8'5" (2.57m) Plus Recess

Window to front. Radiator.

### Bathroom

Obscure glazed window to side. White suite comprising panelled





bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. Shaver socket. Extractor fan.

#### Externally

The easy to maintain Front Gardens is laid to shingle and planted to provide year round interest and colour. A driveway provides off road parking for up to 2 motor vehicles and leads to the garage.

#### Garage 19'0" (5.79m) x 8'5" (2.57m)

Remote up and over door to front. Personal door to side leading to rear garden. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Cupboard storage units with roll edged work surface above and stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Further space for tumble dryer etc. Wall mounted electric trip switch fuse box and solar panel control panel. Power and light connected.

#### Rear Garden

The property has a larger than average, corner plot and level rear garden which has a patio area immediately adjacent to the property ideal for outdoor dining and sitting during the fine weather. The remainder is then laid mainly to lawn, with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fencing. Front pedestrian access to side of property. Front pedestrian access via timber garden gate. Useful bin store. Outside water tap. Rear pedestrian access onto Salterton Road via personal gate.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. Council Tax Band E. There are Solar panels fitted to the roof

#### 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

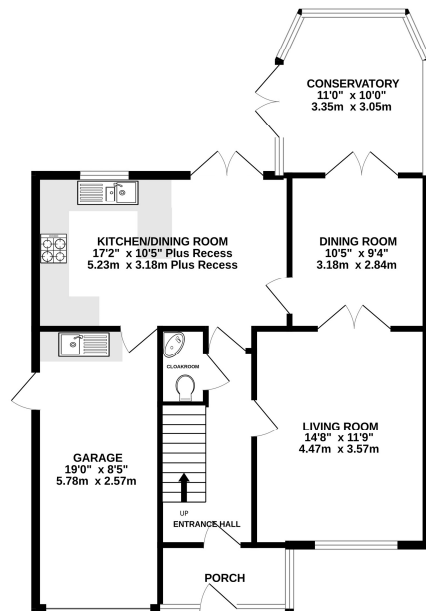
Your home may be repossessed if you do not keep up repayments on your mortgage

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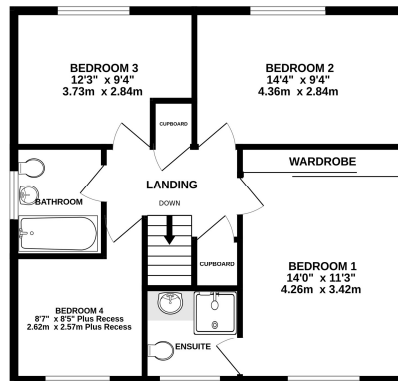
#### Agents Note

These are draft particulars and are awaiting vendors verification.

GROUND FLOOR



1ST FLOOR

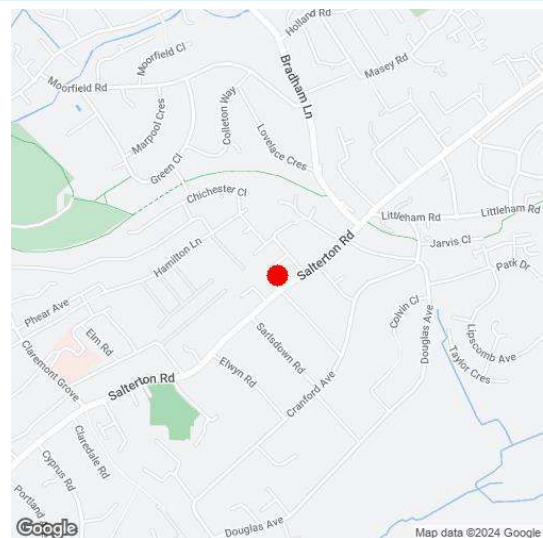


EMMASFIELD, EXMOUTH

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 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.  
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### Directions

From our prominent Town Centre office, proceed up Rolle street, into Rolle Road, turning left at the roundabout into Salterton Road. Proceed through the traffic lights, then take the second left into Hamilton Road and left again into Emmasfield. proceed to the left, where the property will be found in the top corner, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://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.