

**Offers in Excess of £325,000**  
**22 Greenpark Road, Exmouth, EX8 4JN**



- Well Presented 3 Bed Detached • Gas Central Heating & Double Glazing • Triple Aspect Living / Dining Room • Modern Fitted Kitchen, Ground Floor Bedroom • 2 First Floor Bedrooms & Modern Bathroom • Garage & Driveway • Larger Than Average Corner Plot Rear Garden
- Handy For Amenities





## Accommodation

### Ground Floor

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

#### Entrance Hall

Staircase rising to 1st floor with useful under stairs storage cupboard that houses the gas meter, electric meter and electric trip switch fuse box. Smoke alarm. Radiator. Doors leading to kitchen, bedroom 3 and:

#### Living / Dining Room 23'1" (7.04m) x 10'9" (3.28m)

Triple aspect having windows to front, side and uPVC double glazed French doors leading to the rear garden. 3 radiators. Coved ceiling.

#### Kitchen 10'7" (3.23m) x 6'7" (2.01m)

uPVC double glazed external door leading to rear garden with window adjacent. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks. Stainless steel 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. Integrated washing machine, fridge and freezer. Concealed, wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water.

#### Bedroom 3 10'10" (3.3m) x 9'8" (2.95m)

Window to side. Radiator.

### First Floor

#### Landing

Useful storage cupboards. Smoke alarm. Doors leading to all rooms.

#### Bedroom 1 12'11" (3.94m) x 9'9" (2.97m)

Window to front gaining a lovely outlook over Exmouth. Fitted double wardrobe. Access to eaves storage space. Radiator.

#### Bedroom 2 9'10" (3m) x 7'2" (2.18m)

Window to rear which also has views over Exmouth. Access to eaves storage space. Radiator. Access to insulated loft space.



### Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with electric shower unit over, low - level WC and vanity wash hand basin. Fully tiled walls. Heated towel rail. Inset ceiling lights.

### Externally

The Front Garden is laid mainly to lawn with a driveway to the side of the property that provides ample parking for several motor vehicles. This then leads to:

### Garage 17'5" (5.31m) x 8'3" (2.51m)

Up and over door to front. Window to rear. Power and light connected.

### Rear Garden

A feature of this property is the enclosed level and private, corner plot, Rear Garden. There is a raised decking area adjacent to the property, being 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. Timber panelled fenced boundaries. Outside water tap. 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

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

### Agents Note

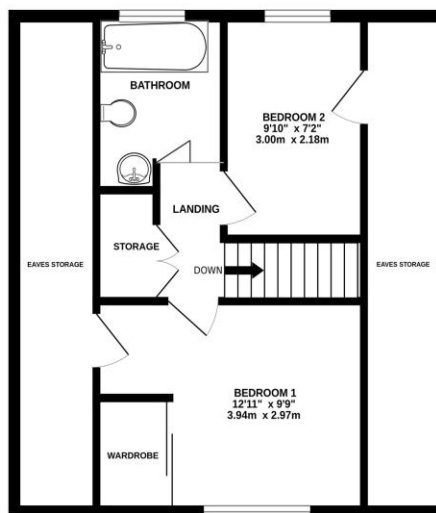
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR




GREENPARK ROAD, EXMOUTH

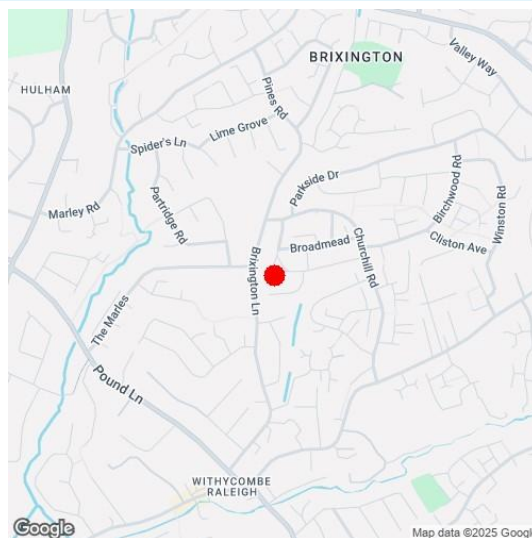
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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### Directions

From our prominent Exmouth town centre office proceed up Rolle Road and then turn left at the roundabout onto Salterton Road. Turn left at the first set of traffic lights signposted Exeter & proceed down the hill having Phear Park on your right hand side and turn right at the roundabout. Turn right at the next mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Continue on into Brixington Lane and take a right hand turning into Churchill Road. Take an immediate right into Greenpark Road, where the property will be found on the bend, 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			
55-68 D		66	
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			



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 TEL: 01395 222350 Email: 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.