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LINKS
ESTATE AGENTS

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Guide Price £375,000

26 Pines Road, Exmouth, EX8 5NH



- Extended 5/6 Bedroom Semi Detached Family House • Flexible Range Of Accommodation • Gas Centrally Heated & uPVC Double Glazing • Cloakroom, Living/Dining Room & Extended Kitchen • Further Reception Room & A G/Floor Bedroom With En-Suite • 5 First Floor Bedrooms - 2 With Views Towards The Estuary
- Fully Tiled Family Bathroom • Off Road Parking. Enclosed Rear Garden. NO ONWARD CHAIN



Step up to a uPVC front entrance door, leading to:

Entrance Hall

Staircase rising to the first floor. Radiator. Smoke alarm. Coved ceiling. Laminate flooring. Useful under stairs storage cupboard that houses the electric trip switch fuse box. Doors leading to a living / dining room, kitchen and:

Cloakroom

Fitted white suite comprising of a low level WC. Vanity wash hand basin with tiled display to side and splash backs above and storage cupboard below.

Living Room 22'1" (6.73m) Max x 11'11" (3.63m) Max

A good size open aspect room that enjoys a dual aspect, that has a large window to the front and double opening doors to the rear. Two radiators. Coved ceiling.



Extended Kitchen 14'3" (4.34m) Max x 11'11" (3.63m) Max

Window to rear. Range of floor standing and mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring gas hob with an electric oven below and an extractor hood above. Inset, stainless steel 2 1/2 half bowl sink with a mixer tap above. Space and plumbing for a dishwasher and a washing machine. Further space for a tumble dryer. Space for a under counter fridge. Wall mounted gas fired boiler that supplies the gas central heating and the domestic hot water. Vinyl flooring. Radiator. Door leading to rear lobby and a door leading to:

Reception Room/ Study / Play Room 15'0" (4.57m) x 6'9" (2.06m)

A useful room that could be used for a variety of different uses. Window to front. Radiator. Concealed gas and electric metres. Smoke alarm.



Lobby

Part glazed door leading to the garden and door leading to:

Bedroom 17'1" (5.21m) x 7'9" (2.36m)

This room could be used as a bedroom for an elderly relative if required. Sliding patio doors leading to the rear garden. Radiator. Doorway leading to:

En-Suite Shower Room

Modern fitted white suite that comprises of a walk in single shower cubicle that has tiled splash backs to ceiling height, a splash screen door and a thermostatically controlled shower. Low level WC. Wash hand basin with storage cupboard below. Wall mounted mirror with integrated lighting.

First Floor

Landing

Steps leading up to both sides of the landing. Access to an insulated loft space. Smoke alarm. Coved ceiling. Useful storage cupboard with shelving. Doors leading to all rooms including:

Bedroom 1

Large window to front that enjoys open aspect views over houses and towards the Estuary and the hills beyond. Radiator. Coved ceiling.

Bedroom 2 10'8" (3.25m) x 8'9" (2.67m)

Window to rear. Coved ceiling. Radiator.

Bedroom 3 11'1" (3.38m) x 6'11" (2.11m)

Window to front which enjoys open aspect views similar to bedroom 1. Radiator. Coved ceiling.





Bedroom 4 8'10" (2.69m) x 7'5" (2.26m)

Window to rear. Coved ceiling.

Bedroom 5 10'4" (3.15m) Max x 6'11" (2.11m) Max

L shaped room. Window to rear. Radiator. Coved ceiling.

Bathroom

Obscure glazed window to front. Fully tiled walls and flooring. Fitted white suite that comprises of a panelled bath that has a thermostatically controlled shower above and splash screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

Externally

Front Of Property

To the front of the property is an open plan front garden that is laid to lawn. Outside water tap. A block paved driveway provides off road parking for one motor vehicle.

Rear Garden

To the rear of the property is an enclosed and fairly easy to maintain rear garden. Laid immediately adjacent to the rear of the property, is a level patio area that provides the ideal area for outdoor dining and sitting during fine weather. Steps then lead up to a further level area of garden that is predominantly laid to lawn that has a aluminium storage set to one side and a shrub bed border to the rear. Timber fenced boundaries. Side pedestrian access via a timber garden gate that leads onto a pedestrian service lane. Outside lighting. Outside water tap.

Tenure

The property is FREEHOLD

Services

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

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

Please note, these are draft particulars and they awaiting vendors verification

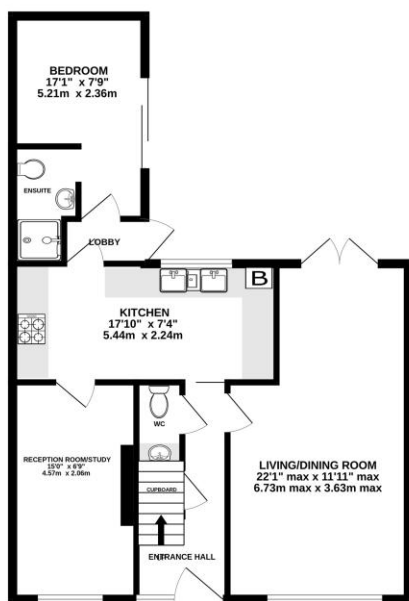
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GROUND FLOOR



1ST FLOOR



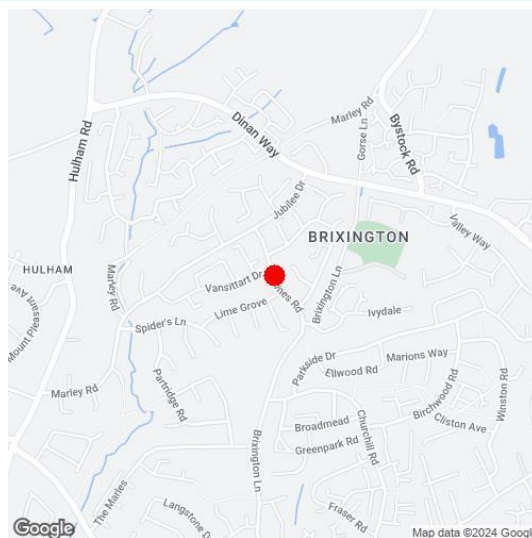
26 PINES ROAD

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 Exmouth Town Centre, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 4th turning on the right into Pines Road where the property will be found on the left hand side clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		35
(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.

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