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**LINKS**  
ESTATE AGENTS

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**Guide Price £425,000**  
**7 Estuary View, Exmouth, EX8 3AX**



- Modern Detached House In Small Cul-De-Sac • Gas Central Heating & Double Glazing
- Ground Floor Cloakroom, Living / Dining Room • Kitchen / Breakfast Room With Appliances, Utility Room • 4 Bedrooms, Master En - Suite & Bathroom • Garage, Driveway, Level Rear Garden
- Exe Estuary & Haldon Hill Views From Rear, Close To Bus Stops • NO ONWARD CHAIN





## Accommodation

### Ground Floor

uPVC double glazed front entrance door, beneath pitched and tiled storm canopy, leading to:

#### Entrance Hall

Staircase rising to first floor. Wall mounted electric trip switch fuse box. Wooden flooring. Inset ceiling lights. Smoke alarm. Doors leading to living / dining room, kitchen / breakfast room and:

#### Cloakroom

Modern fitted white suite of low level WC and pedestal wash basin. Radiator. Extractor fan. Inset ceiling lights.

#### Living / Dining Room 20'10" (6.35m) x 18'2" (5.54m)

Dual aspect, having window to side and uPVC double glazed sliding patio doors leading to rear garden. 2 radiators. Inset ceiling lights.

#### Kitchen / Breakfast Room 15'3" (4.65m) x 9'8" (2.95m)

Dual aspect having windows to front and side. Good range of cupboard and drawer storage units with work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring gas hob with filter hood above and eye level electric oven and microwave opposite. Integrated dishwasher, fridge and freezer. Radiator. Wooden flooring. Inset ceiling lights. Door leading to:

#### Utility Room 8'4" (2.54m) x 5'1" (1.55m)

uPVC double glazed external door side. Cupboard storage units with work surface and ceramic splash backs. Stainless steel single sink and drainer unit with mixer tap. Space and plumbing for washing machine. Wall mounted, concealed, gas fired boiler that supplies the central heating and domestic hot water. Inset ceiling lights.

### First Floor

#### Landing

Obscure uPVC double glazed window to side. Access to insulated loft space. Radiator. Inset ceiling lights. Smoke alarm. Airing cupboard housing the hot water tank with slatted shelving. Doors leading to all bedrooms and bathroom.

#### Bedroom 1 13'1" (3.99m) x 11'0" (3.35m)

uPVC double glazed window to rear gaining views over National Trust land with the Exe Estuary and Haldon Hills beyond. Radiator. Inset ceiling lights. Door leading to:

#### En - Suite

Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit, including Rainfall water head and tiled splashbacks to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Tiled flooring. Shaver light and socket. Extractor fan. Inset ceiling lights.

#### Bedroom 2 13'1" (3.99m) x 9'5" (2.87m)

Window to rear gaining those over National Trust land with the Exe Estuary and Haldon Hills beyond. Radiator.



#### **Bedroom 3 11'1" (3.38m) x 9'10" (3m)**

Window to front. Radiator.

#### **Bedroom 4 9'8" (2.95m) Max x 8'10" (2.69m) Max**

An L shaped room. Window to front. Radiator.

#### **Bathroom 8'5" (2.57m) x 7'5" (2.26m)**

Obscure glazed window to side. Modern fitted white suite of panelled bath with mixer tap and shower attachment, tiled to ceiling height. Low level WC. Pedestal wash hand basin. Tiled flooring. Heated towel rail. Shaver light and socket. Inset ceiling lights. Extractor fan.

#### **Externally**

the open plan Front Garden is laid to shingle with outside meter boxes, outside lighting and Flagstone pathway leading to the front entrance door. A brick paved driveway for 1 motor vehicle leads to:

#### **Garage 18'6" (5.64m) x 9'2" (2.79m)**

Up and over door front. Under eaves storage space. Power and light connected.

#### **Rear Garden**

The property has an enclosed and level Rear Garden which has a patio area immediately adjacent the property with the remainder then being laid to lawn with shrub bed borders. Outside Power Point. Outside water tap. Outside lighting. Timber panelled fenced boundaries. Front pedestrian access via timber garden gates.

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. Council Tax Band E

#### **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

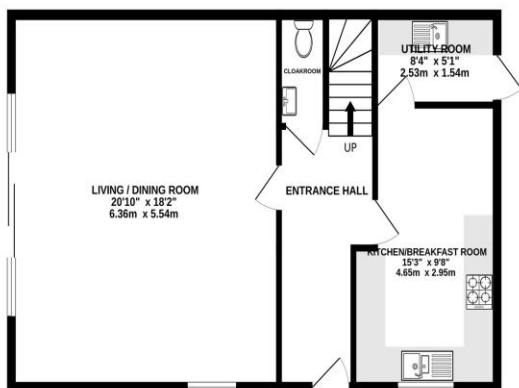
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#### **Agents Note**

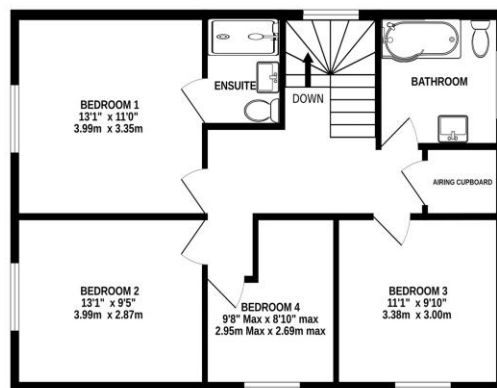
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



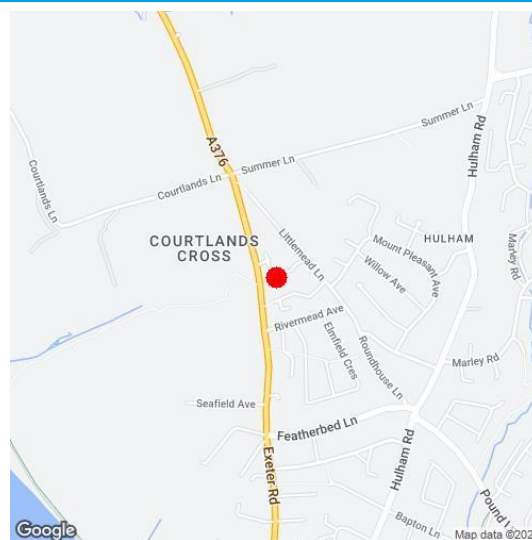
ESTUARY VIEW, EXMOUTH

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 Town Centre office, proceed down Rolle Street, past The Strand Gardens, turning left, then right at the roundabouts, passing Exmouth Train Station. Proceed through 2 sets of traffic lights, after half a Mile, turn right into Rivermead Avenue. Turn left into Littlemead Lane and second left into Estuary View. The property will be found at the end of the road, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.