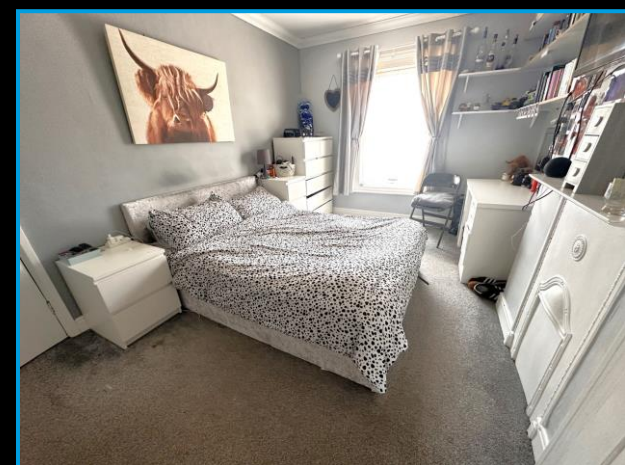


Guide Price £299,950
39 Clarence Road, Budleigh Salterton, EX9 6SB



- 3 Double Bedroom End Of Terrace Family Home • Gas Centrally Heated & uPVC Double Glazing
- Living Room • Good Size Kitchen / Dining Room • 2 First Floor Bedrooms & Family Bathroom
- Second Floor Double Bedroom With En-Suite Shower Room • Enclosed Garden To Rear
- Close To Primary School. Viewing Advised



Step up to a part obscure glazed front entrance door leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. Laminate flooring. High level electric trip switch fuse box and electric meter. Useful under stairs storage recess. Smoke alarm. Doors leading to the kitchen/dining room and:

Living Room 13'10" (4.22m) x 10'3" (3.12m)

Window to front. Radiator. Focal point of a fireplace feature with a wooden surround.

Kitchen / Dining Room 15'8" (4.78m) x 13'9" (4.19m)

Dual aspect room that has a window to side and a window to rear. Part obscure uPVC double glazed door out to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. The large "Range" style gas cooker that has two ovens, grill, plate warmer and 7 hobs is included in the sale. Extractor fan above. Space and plumbing for a washing machine and dishwasher. Further space for a tumble drier space. Tile effect laminate flooring. Radiator. Coved ceiling. Ample space for a dining table and chairs. Wall mounted gas fired combi boiler that supplies the gas central heating and domestic hot water.

First Floor

Landing

Window to rear. Staircase rising to the second floor. Useful under stairs storage cupboard. Smoke alarm. Radiator. Doors leading to:

Bedroom 2 13'9" (4.19m) x 10'1" (3.07m)

Window to front. Focal point of ornate fireplace with mantle above. Useful built in double wardrobe to one chimney alcove recess.

Bedroom 3 13'10" (4.22m) x 9'10" (3m)

Window to rear. Radiator. Focal point of an ornate fireplace feature with mantle above. Useful built in double wardrobe to one chimney recess. Coved ceiling.

Bathroom

Obscure glazed window to front. Fully tiled walls. Modern fitted white suite comprising of a panel bath that has a thermostatically controlled shower above and folding splash screen. Low level WC. Wash hand basin with storage cupboard beneath and mirror above. Radiator. Vinyl flooring. Useful storage cupboard with slatted shelving.

Second Floor

Landing

Smoke alarm. Door leading to.

Bedroom 1 15'8" (4.78m) Max x 8'9" (2.67m) Plus Recess

Velux window to rear. Access to useful eaves storage spaces. Radiator. Recess area. Folding door leading to.



En-Suite Shower

Velux window to front. Fitted white suite comprising of a single shower quadrant that has a thermostatically controlled shower, sliding splash screen doors and a splash back to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Vinyl flooring. Extractor fan.

Front Of Property

To the front of the property is a small area of garden that is laid to a hard standing, ideal for pot plants.

Rear Garden

To the rear of the property is a fully enclosed garden that has been planned with ease of maintenance in mind and enjoys a good amount of sunshine during the finer weather. Laid immediately adjacent to the rear of the property is a decked and paved patio area providing the ideal space for alfresco dining. Outside water tap, lighting and gas meter box. Rear pedestrian access via a timber garden gate to the rear leading out to a pedestrian service lane. Storage shed.



Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C. 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

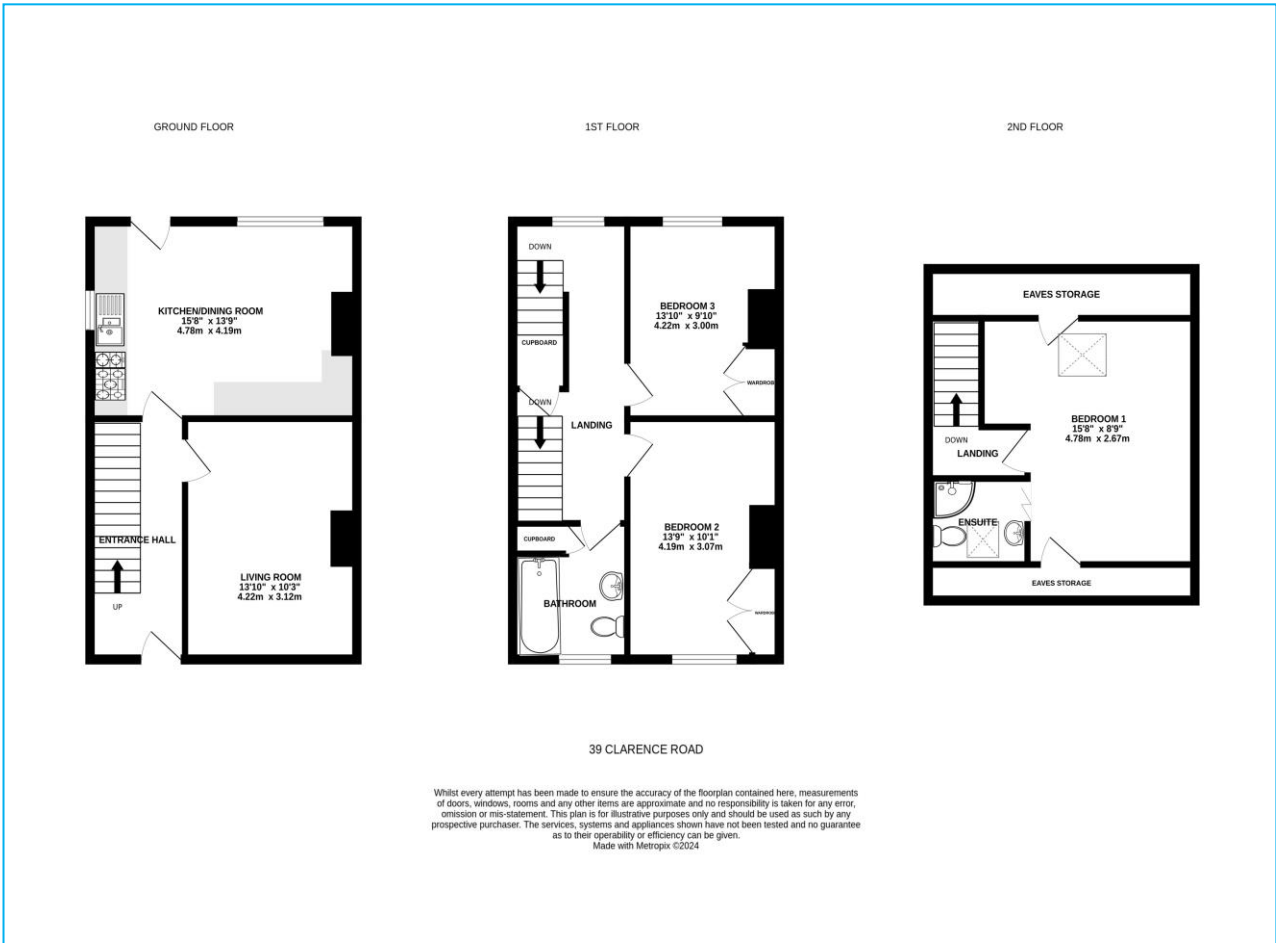
Your home may be repossessed if you do not keep up repayments on your mortgage

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. The property has previously suffered from historical subsidence which was repaired/rectified in 1994. The property has shown no issues since the repair and the vendors have had NO issues insuring the property.

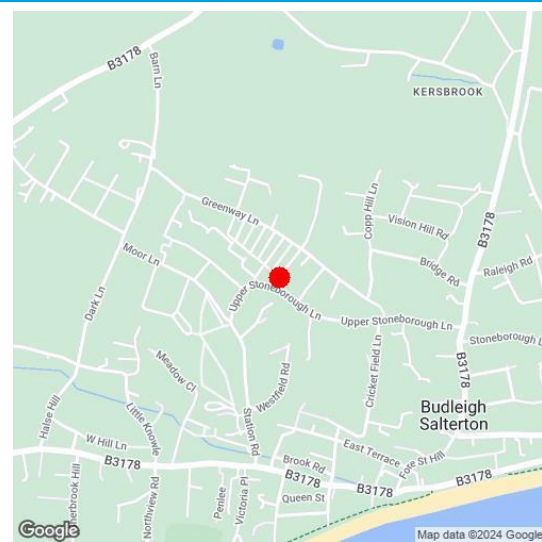




Directions

From Exmouth, proceed out of town along Salterton Road. After passing the re-cycling centre, turn right at the mini roundabout. Take the next left into Knowle. After passing the Village Hall on your right, take the next turning right into Bedlands Lane. At the end of the road, turn left into Barn Lane and take the next right into Greenway Lane. Turn right into Clarence Road where the property will be found at the end of the Cul-De-Sac, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
<p>Most energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-58 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>	<p>84</p> <p>69</p>
<p>England & Wales EU Directive 2002/91/EC</p>	



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.