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LINKS
ESTATE AGENTS

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Guide Price £265,000

14 Partridge Road, Exmouth, EX8 4PF



- Semi Detached Bungalow In Popular Location • Gas Central Heating & Double Glazing
- Living Room With Fireplace • Modern Fitted Kitchen • 2 Bedrooms • Bathroom With Separate WC
- Garage, Driveway, Enclosed Rear Garden • NO ONWARD CHAIN



Accommodation

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

Entrance Porch

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

Entrance Hall

Radiator. Wall mounted central heating thermostat. Smoke alarm. Useful shelved storage cupboard. Access to insulated and part boarded loft space, via trap door with ladder. Doors leading to:

Living Room 13'2" (4.01m) x 11'2" (3.4m)

uPVC double glazed window to front. Focal point of fitted electric fire within a marble fireplace surround. Radiator. Serving hatch to kitchen.

Kitchen 8'3" (2.51m) x 8'3" (2.51m)

uPVC double glazed window to rear, obscure uPVC double glazed external door to side leading to rear passageway. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The gas cooker, washing machine, fridge and tumble dryer in situ are included in the sale. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

Bedroom 1 11'11" (3.63m) x 8'1" (2.46m) To Wardrobe

uPVC double glazed window to rear. Good range of fitted wardrobes with sliding fronted doors to one wall. Further fitted double wardrobe. Radiator.

Bedroom 2 10'11" (3.33m) x 9'5" (2.87m)

uPVC double glazed window to front. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Heated towel rail. Fully tiled walls and floor. Wall mounted electric heater. Extractor fan.

Cloakroom

Obscure uPVC double glazed window to rear. White suite of low level WC. Tiled flooring,



Externally

The Front Garden is laid to lawn with a shrub bed border to the front. A driveway to the side of the property provides off road parking and leads to:

Garage 16'0" (4.88m) x 7'10" (2.39m)

Remote roll up and over door to front. uPVC double glazed window to rear. Personal door leading to rear passageway. Power and light connected.

Rear Passageway

External doors leading to front and rear gardens.

Rear Garden

The property has an enclosed rear garden with a patio area adjacent to the property and the remainder than being laid to lawn with timber panelled fenced boundaries. Front pedestrian access via side passageway. Timber garden shed. Outside lighting. Outside water tap.

Tenure

The property is FREEHOLD

Services

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

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

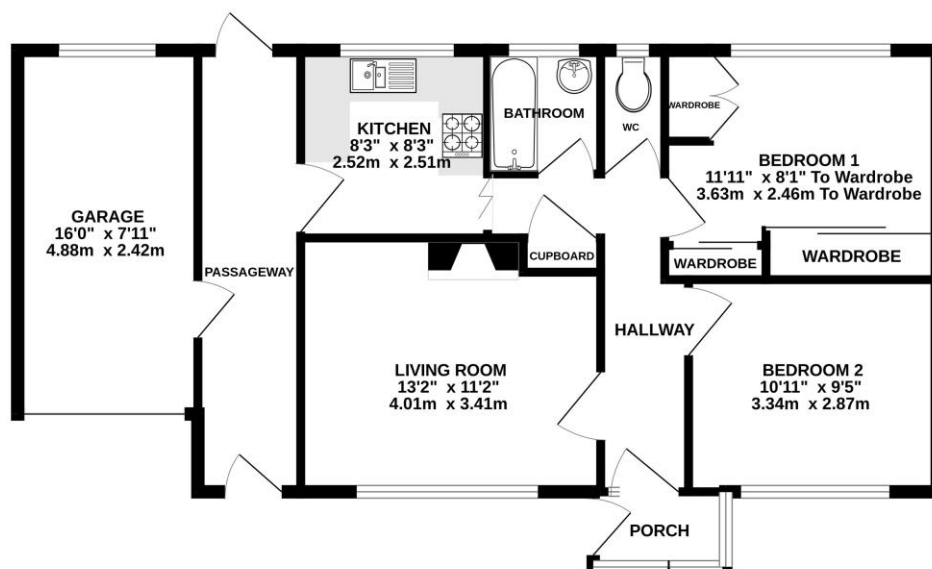
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



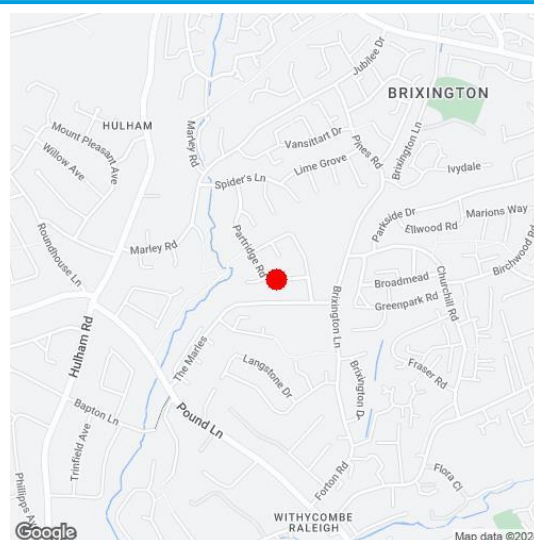
PARTRIDGE ROAD, EXMOUTH

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 Town Centre office, proceed into Exeter Road and take a right hand turning into Hulham Road signposted Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 3rd turning on the right into Spiders Lane and right again into Partridge Road. Follow the road around where the property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		44
(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.