

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £290,000

85 Meadow View Road, Exmouth, EX8 4ES



- Well Presented Semi Detached House • Popular Cul-De-Sac Location • Gas Central Heating & Double Glazing • 26', Dual Aspect Living / Dining Room • Modern Fitted Kitchen • 3 First Floor Bedrooms & Bathroom • Enclosed Rear Garden, Useful Utility • Garage & Driveway



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, beneath storm canopy, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted electric trip switch fuse box. Inset ceiling lights. Wooden flooring. Double doors leading to:

Living / Dining Room 26'0" (7.92m) Into Bay x 11'4" (3.45m) Max

Dual aspect having walk - in uPVC double glazed bay window to front and uPVC double glazed sliding patio doors leading to rear garden. Useful under stairs storage cupboard. 2 Radiator`s. Wall mounted central heating thermostat. Inset ceiling lights. Wooden flooring. Open to:

Kitchen 8'9" (2.67m) x 8'1" (2.46m)

uPVC double glazed external door leading to rear garden with window adjacent. Good range of modern fitted cupboard and drawer storage units with heat resistant work surfaces and tiled splashback`s. Stainless steel one and a half bowl sink with double drainer unit and mixer tap. Gas and electric cooker points with filter hood above. Integrated fridge. Wooden flooring. Inset ceiling lights.

First Floor

Landing

uPVC double glazed window to side. Access to insulated loft space. Useful linen storage cupboard. Doors leading to:

Bedroom 1 14'2" (4.32m) x 8'5" (2.57m)

uPVC double glazed window to front. Radiator.

Bedroom 2 10'7" (3.23m) x 8'6" (2.59m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 7'10" (2.39m) x 5'11" (1.8m)

uPVC double glazed window to front. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled shower unit over, concealed cistern WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail.



Externally

The open plan Front Garden is laid to lawn. Steps lead up to the front entrance door. A driveway provides off parking and leads to the garage. Outside electric meter box. Outside lighting.

Garage 18'9" (5.72m) x 7'11" (2.41m)

Currently being used as a workshop. uPVC double glazed external doors to front and rear, uPVC double glazed window to front. Wall mounted, gas fire Combi boiler that supplies the central heating and domestic hot water. Power and light connected further space for appliances. Radiator

Rear Garden

The enclosed rear garden has a decking area immediately adjacent the property being ideal for outdoor dining and sitting during fine weather. Steps then lead up to the remainder of the garden, which is laid mainly to lawn with further patio area to the rear. Timber panelled fenced boundaries. Front pedestrian access via garage. Outside lighting. Access to:

Utility / Shed

uPVC double glazed external door leading to rear garden with window adjacent. Space and plumbing for washing machine. Further space for tumble dryer etc. Tiled flooring. Power and light connected.

Tenure

The property is FREEHOLD

Services

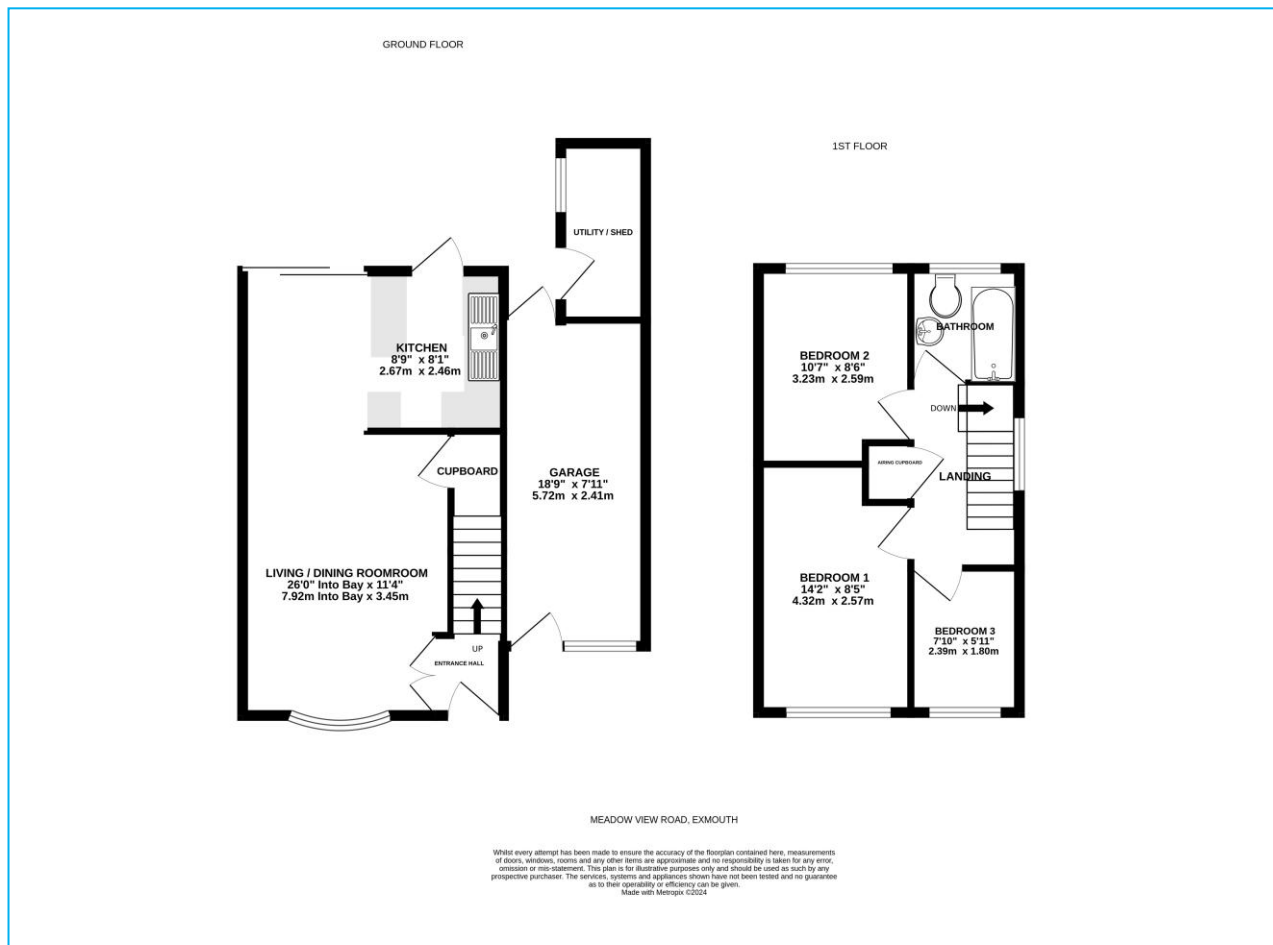
All mains services are connected. The property is on a water meter. Council Tax Band. C

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

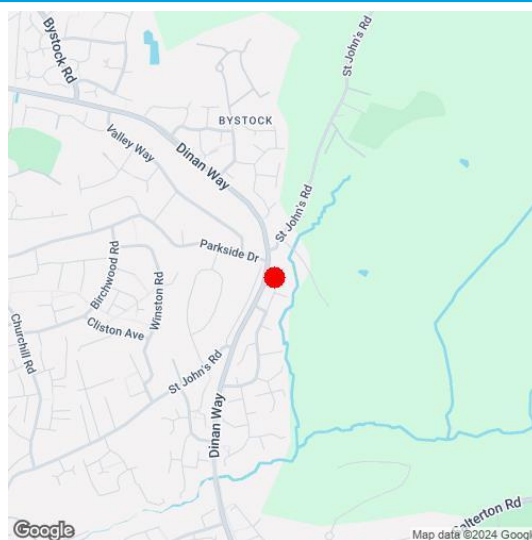
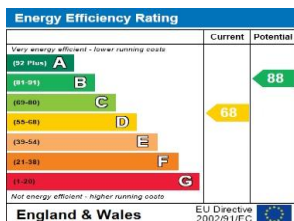
Your home may be repossessed if you do not keep up repayments on your mortgage

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Directions

From our prominent Town Centre office, proceed up Rolle Street turning left at the mini roundabout along Salterton Road. After passing Tesco and Lidl on the left, and at the traffic lights, turn left onto Dinan Way. Take the 5th turning right into Meadow View Road, bear left where the property will be found on the left hand side, clearly identified by our For Sale sign.



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.