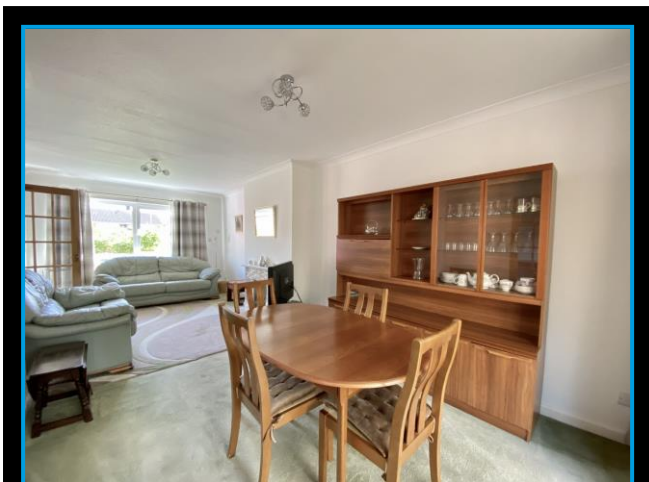


Guide Price £350,000
25 Hazeldene Gardens, Exmouth, EX8 3JA



- 3 Bedroom Semi Detached House In A Desirable Cul-De-Sac
 - Lounge/Dining Room
 - Conservatory/Garden Room
 - Kitchen
 - Modern Shower Room And Separate WC
 - Front And Rear Gardens
 - Driveway And Garage With A Workshop
 - Tucked Away Convenient Location
- NO ONWARD CHAIN**



Accommodation

Ground Floor

Double glazed entrance door with side panel window to:

Hallway

Stairs to first floor. Built-in cupboard under stairs. Radiator. Telephone point. Glazed doors to:

Lounge/Dining Room 23'4" (7.11m) Max x 11'2" (3.4m) Max

Double glazed window to front aspect. Tiled fireplace. TV aerial point. Two radiators. Glazed door leading to the kitchen. Sliding double glazed patio doors leading to:

Conservatory/Garden Room 13'5" (4.09m) x 9'4" (2.84m)

Double glazed. Two electric wall heaters. TV aerial point. Double glazed French doors opening onto the rear garden.

Kitchen 10'7" (3.23m) Into Recess x 7'4" (2.24m)

Double glazed window to the rear. Range of modern units comprising base cupboard and drawer units with matching eye-level units. Single drainer stainless steel sink unit. Roll edged worktops with tiled splashback. Space for cooker with gas point and chimney style cooker hood over. Plumbing for washing machine. Built-in storage cupboard. Unit housing Ideal gas fired boiler providing domestic hot water and central heating. Double glazed door to the outside and further glazed door leading to the entrance hall.

First Floor

Landing

Double glazed window to the side. Hatch to roof space with pull down ladder. Built-in airing cupboard. Doors to:

Bedroom 1 13'4" (4.06m) x 9'10" (3m)

Double glazed window to the front. Telephone point. Radiator.

Bedroom 2 10'3" (3.12m) x 9'2" (2.79m) Plus Recess

Double glazed window to the rear. Radiator.

Bedroom 3 8'1" (2.46m) x 7'5" (2.26m)

Double glazed window to the front. Radiator.

Shower Room

Obscure double glaze window to the rear. Fitted with a modern white suite comprising glazed shower cubicle with splashback and Mira shower. Vanity wash hand basin with tiled splashback. Cupboard below. Heated towel rail. Shaver point.

Separate WC

Obscure double glazed window to the rear. Close-coupled WC. Part tiled walls.





Externally

The front garden is predominantly laid to lawn with mature well stocked flower and shrub borders. The driveway provides off-road parking and inturn leads to the garage. A gate provides pedestrian access leading to the rear garden.

The rear garden is a patio style garden designed with ease of maintenance in mind and has brick surrounds. Paved patio area. Outside lighting. Water tap.

Garage 17'6" (5.33m) x 8'9" (2.67m)

Up and over door. Power and light. Courtesy door to the side. Double glazed door to:

Workshop 8'7" (2.62m) x 6'11" (2.11m)

Double glazed window to the rear. Power point. Base and wall cupboards.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band D

Mortgage Assistance

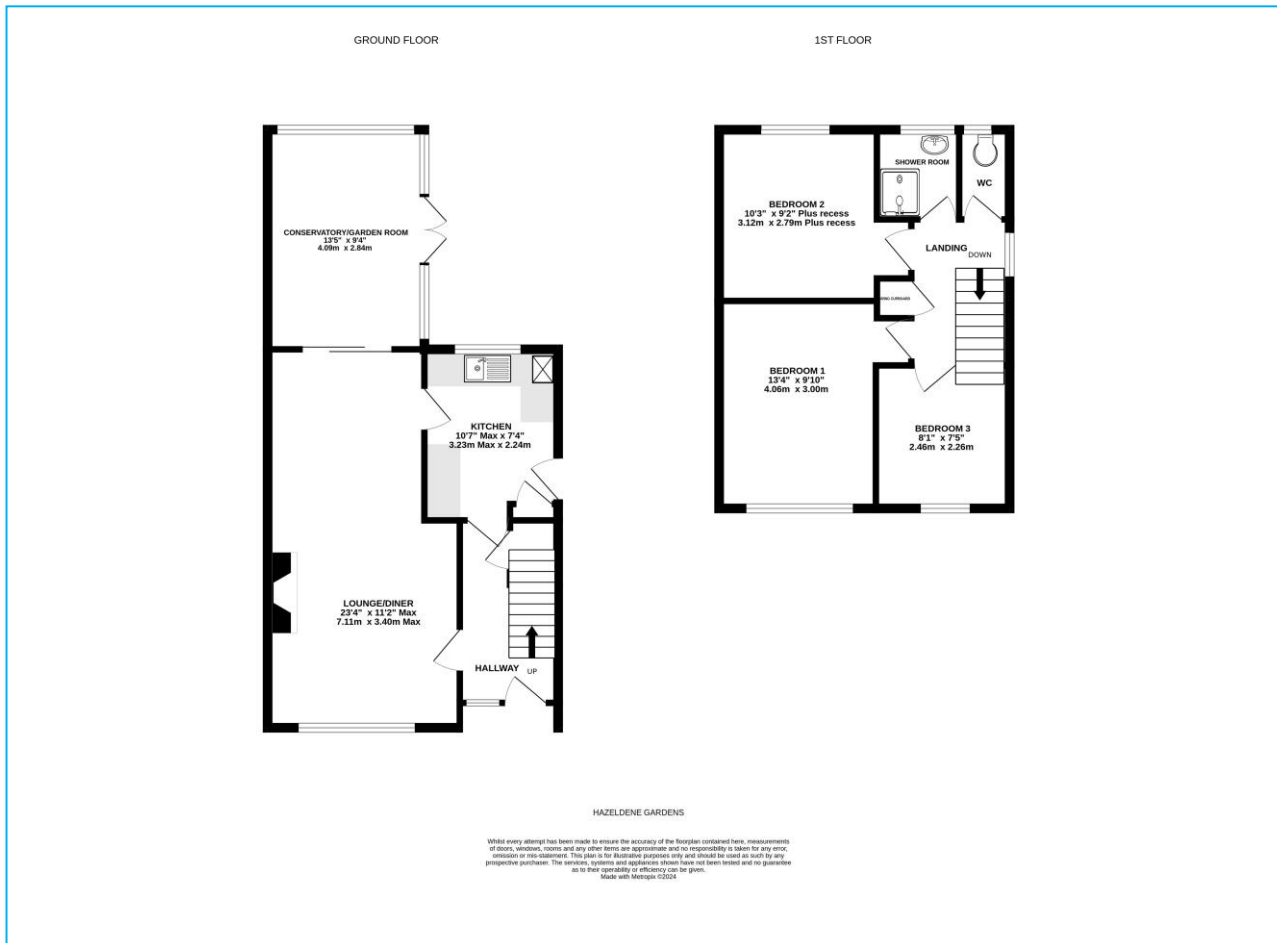
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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)

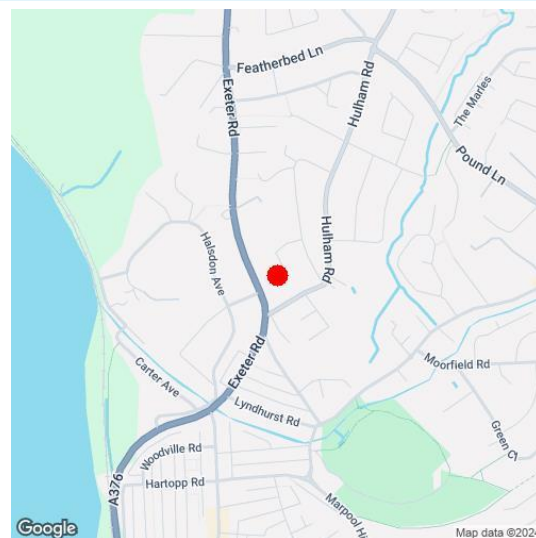
Agents Note

These are draft particulars and are awaiting vendors verification.



Directions

From our prominent Town Centre office, proceed out of town, past the Train Station, into Marine Way. After passing through 2 sets of traffic lights, turn right onto Hulham Road. Take the first left into Philipps Avenue and then the next left turning into Hazeldene Gardens where the property will be found at the head of the cul-de-sac, 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.