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LINKS
ESTATE AGENTS

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Guide Price £495,000

76 Bapton Close, Exmouth, EX8 3LQ



- Superb Detached Chalet Style Property In A Desirable Location • 3 Double Bedrooms & Study/Occasional Bedroom 4 • Large Lounge, Separate Dining Room & Double Glazed Conservatory • Kitchen With Integrated Appliances, Cloakroom/WC • Luxury Bathroom With Spa Bath & Separate Shower Cubicle • Delightful Southerly Aspect Rear Garden • Off Road Parking, Driveway & Garage • NO ONWARD CHAIN



Accommodation

Ground Floor

Double glazed entrance door to:

Porch

Enclosed porch with inner door to:

Hallway

Oak finished flooring. Radiator. Stairs to first floor. Doors to:

Cloakroom/WC

Double glazed window to the side. Pedestal wash hand basin. Tiled splashback. Close-coupled WC. Radiator.

Lounge 16'11" (5.16m) x 11'11" (3.63m)

Large double glazed window to the front. Gas coal effect fire in modern marble style surround. Telephone point. TV point.

Dining Room 11'10" (3.61m) x 10'11" (3.33m)

Built-in cupboard under stairs. Radiator. Sliding double glazed patio doors to:

Conservatory 11'10" (3.61m) x 9'0" (2.74m) Max

Double glazed. Under floor heating. Double glazed French doors to the garden.

Kitchen 10'11" (3.33m) x 10'10" (3.3m) Max

Double glazed window to the rear. Range of base cupboard and drawer units. Matching eye level units with lighting below. One and a half bowl sink unit. Roll edge work top with tiled splashbacks. Integrated Bosch oven and combination oven. Inset 4 ring gas hob with cooker hood over. Integrated dishwasher and washing machine. Unit housing Worcester gas fired boiler supplying domestic hot water and central heating. Kick space heater. Double glazed door to the rear garden.

Bedroom 3 12'10" (3.91m) x 10'10" (3.3m)

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

First Floor

Landing

Double glazed window to the side. Hatch to roof space. Airing cupboard with water cylinder and slatted shelving. Doors to:

Bedroom 1 16'5" (5m) x 10'10" (3.3m)

Double glazed window to the front. Radiator. Comprehensive range of fitted furniture including wardrobes, drawer units and over bed bridging units. TV point.

Bedroom 2 12'0" (3.66m) x 11'11" (3.63m) Including Wardrobes

Double glazed window to the front. Radiator. Built-in wardrobes to one wall with mirror fronted sliding doors. Drawer unit. TV point.



Study/Occasional Bedroom 4 8'11" (2.72m) x 4'10" (1.47m)

Double glazed window to the side. Radiator. Telephone point. Access to eaves.

Bathroom/Shower Room/WC

Luxuriously appointed bathroom with a feature spa bath. Separate glazed shower cubicle with a fitted shower unit incorporating body sprays. Wash hand basin set in a tiled plinth with mirror fronted cupboard with shaver point over. Separate retractable shaving mirror. WC with concealed cistern. Bidet. Radiator. Heated towel rail.

Externally

To the front of the property is a blocked paved parking area which continues as a driveway down the side of the property. Side gated pedestrian access into the rear garden to both sides of the property.

Garage 16'6" (5.03m) x 8'8" (2.64m)

Up and over door. Power and light. Water tap. Window to the rear.

Rear Garden

A delightful southerly aspect rear garden with steps leading down from a paved patio to the main area of lawn. The garden is stocked with an array of mature trees and shrubs with a further private patio area situated to the rear of the garage. Timber garden shed with lighting.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E

Mortgage Assistance

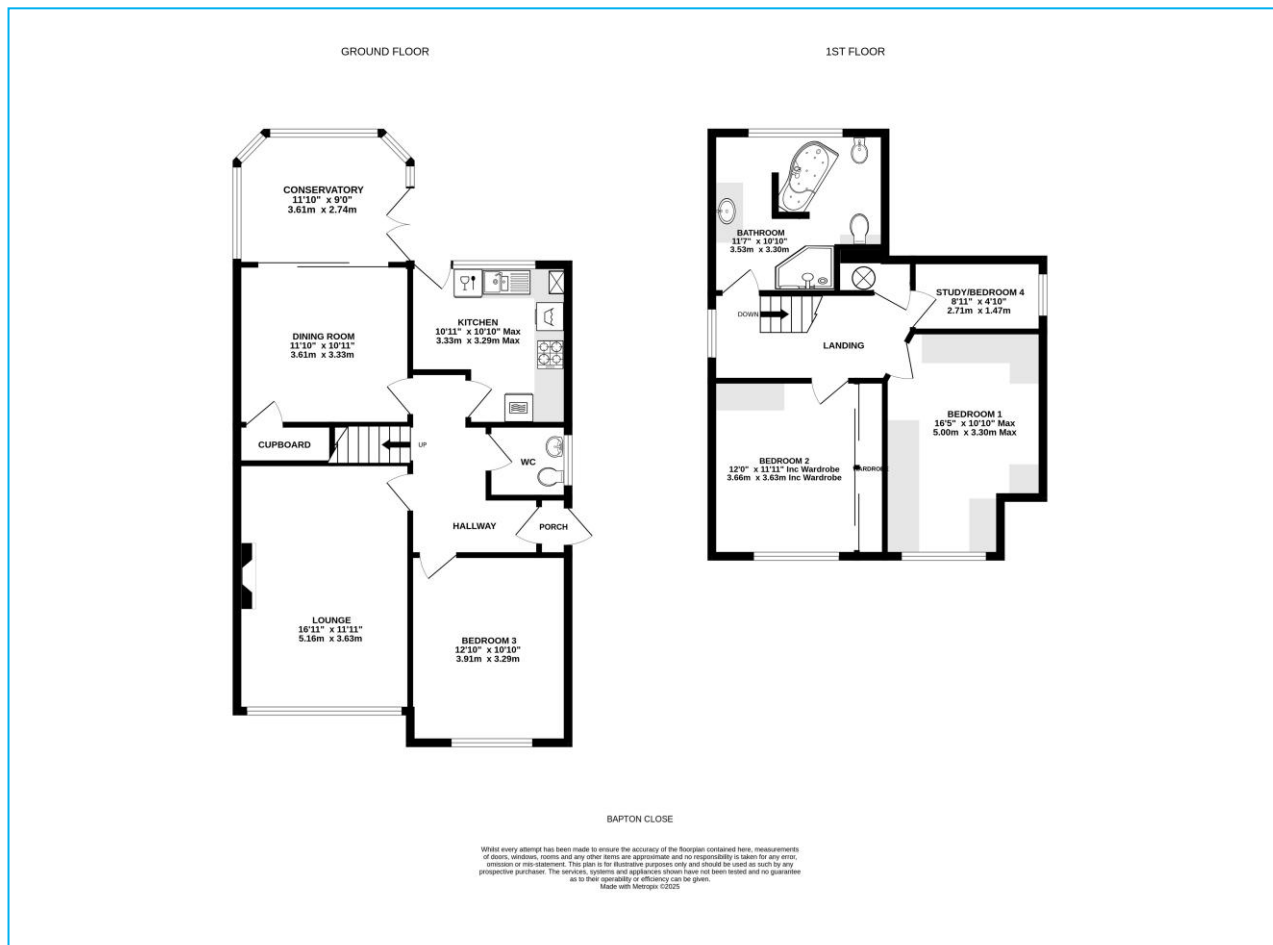
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Note

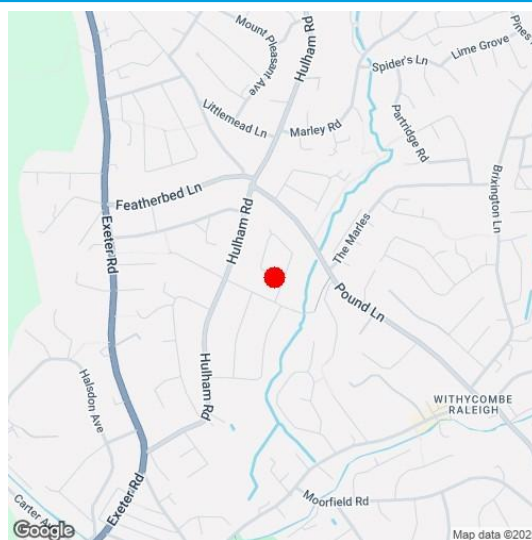
Please note, these are draft particulars and they are awaiting vendors verification.



Directions

From our prominent Town Centre office, proceed down Rolle Street and turn left at the 1st roundabout and then right at the 2nd roundabout. Continue onto Exeter Road. After passing the second set of traffic lights, turn right onto Hulham Road. Bear left, passing the rugby club and then take the 2nd right hand turn into Bapton Lane. Take the left turn into Bapton Close and then immediately left again 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	
A (92-100)	83
B (81-91)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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.