

01395 222350

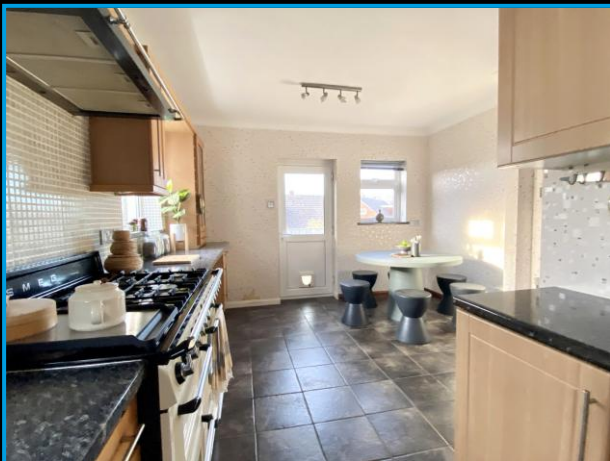
LINKS
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Guide Price £420,000
45 Featherbed Lane, Exmouth, EX8 3NE



- 3 / 4 Bedroom Detached Chalet Style Bungalow • Popular Residential Location • Gas Centrally Heating & uPVC Double Glazing • Cloakroom, Living Room & Kitchen / Dining Room • 2 Ground Floor Bedrooms (One With En- Suite Shower) • 2 First Floor Bedrooms (One With En-Suite Bathroom & Separate Shower Room • Off Road Parking, Charging Point & Garage • Enclosed Garden To Rear



uPVC front front door with two inset obscure glazed windows leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Vinyl flooring. Radiator. Smoke alarm. Concealed electric meter box and trip switch fuse box. Doors leading to 2 bedrooms, living room, kitchen / dining room and:

Cloakroom

Obscure glazed window to rear. Modern fitted white suite comprising of a concealed low level WC. Wall mounted wash hand basin with splash back above. Vinyl flooring. Wall panelling to dado height. Radiator.

Living Room 20'7" (6.27m) x 10'6" (3.2m)

Double opening French doors leading out to the rear garden. 2 x Radiators . Coved ceiling.

Kitchen / Dining Room 20'9" (6.32m) x 11'11" (3.63m)

2 x Windows to the side aspect and a window to the rear. Part glazed door leading out to the rear garden. Good range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. The dishwasher, washing machine and the large Smeg "Range style" oven are all included within the sale price. Extractor hood above cooker. Tiled flooring. Stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Wall mounted gas fired combination boiler fitted in 2023. Radiator. Coved ceiling. Ample space for a dining table and chairs. Access to a very useful upstairs storage recess currently utilised as a walk in larder style cupboard.

Bedroom 3 10'11" (3.33m) Max x 11'7" (3.53m) Into Bay

Dual aspect room that has a walk in bay window to front and a window to side. Radiator. The large quadruple wardrobes are included with the sale price. Laminate flooring. Door leading to:

Shower Room

Excellent facility for this bedroom that comprises of a modern fitted suite that has a walk in single shower cubicle that has splash backs to the ceiling height, folding splash screen door and a thermostatically controlled rainfall shower head with separate shower attachment. Wall mounted wash hand basin with mixer tap. Heated towel rail. Extractor fan. Laminate flooring.

Bedroom 4 / Reception Room 12'4" (3.76m) x 10'6" (3.2m)

Dual aspect room that as a walk in bay window to front and a window to side. Coved ceiling.

First Floor

Landing

Smoke alarm. Sliding door to shower room and part glazed doors leading to bedroom 2 and:

Bedroom 1 12'7" (3.84m) To Wardrobe x 10'8" (3.25m) Plus Recess

Window to rear aspect with open aspect view. Excellent range of built in storage to one wall with access to eaves storage Radiator. Inset ceiling lights. Access to small insulated loft space. Door leading to:



En Suite Bathroom

Obscure glazed window to side. Fully tiled walls. Fitted white suite that comprises of a panelled bath with a shower attachment above and shower curtain. Low level WC. Pedestal wash hand basin. Inset ceiling light. Heated towel rail.

Bedroom 2 10'7" (3.23m) Max x 10'7" (3.23m) Max

Window to front. Radiator. Access to eaves storage spaces.

Externally

Front Of Property

To the front of the property is a good size, level area of predominantly utilised for ample off-road parking for several motor vehicles. Walled and fenced boundaries. Lighting. Gas meter box. EV charging point. Access to:

Single Garage 15'11" (4.85m) x 7'8" (2.34m)

Up and over door to front. Power and light connected, Personal door to rear leading to:

Rear Garden

To the rear of the property is a fully enclosed and good size garden. Laid immediately adjacent to the rear of the property is a level area of shingle that provides an ideal area for outdoor dining and sitting during fine weather. The remainder of the garden is then predominately laid to lawn with shrub bed borders. Fenced and walled boundaries. Raised pond with a water feature. Useful timber storage shed. Versatile GARDEN OFFICE with windows to side and rear, 2 access doors and power and light connected. Front pedestrian access via a timber garden gate to the side. Outside lighting. Greenhouse. Water tap. Palm tree.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

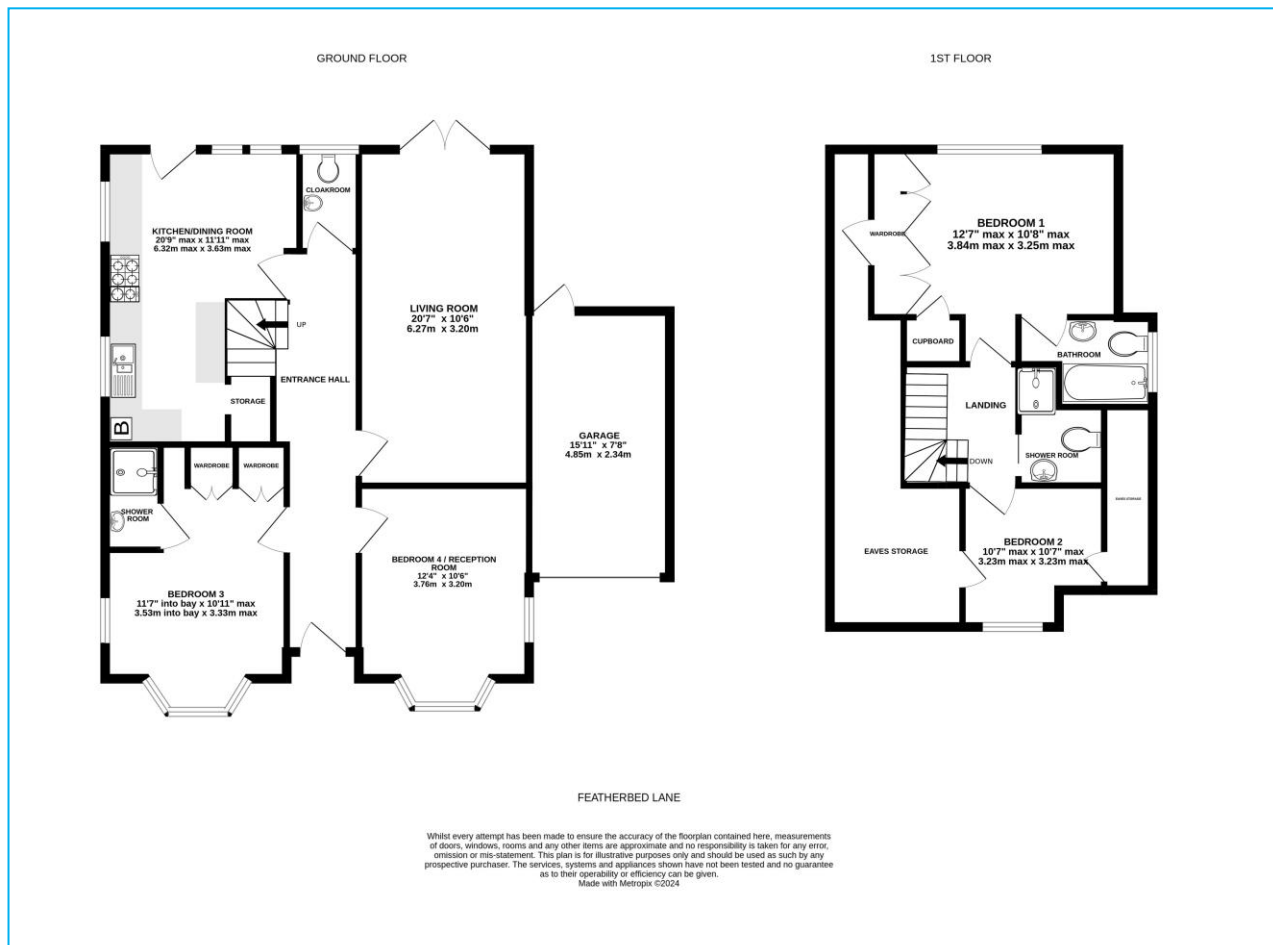
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

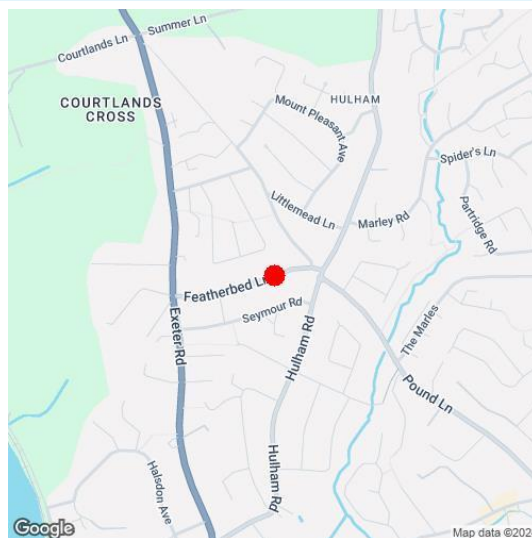
Please note, these are draft particulars and they are awaiting vendors verification



Directions

From our prominent town centre office, turn right down Rolle Street and then take the a left hand turning at the first roundabout and then right at the next, heading along Marine Way. Continue into Exeter Road, passing through both sets of traffic lights. Upon passing the Shell Garage on the left hand side, take the 4th right hand turning into Featherbed Lane, where the property will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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.