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LINKS
ESTATE AGENTS

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Guide Price £395,000
3 Springfield Road, Exmouth, EX8 3JX



- 3 Bed Detached Bungalow In Sought After Location • Updating Now Required
- Gas Central Heating & Double Glazing • Living Room and Dining Room • Kitchen & Conservatory
- 2 Double Bedrooms & Bedroom / Study • En - Suite Shower Room & Further Shower Room
- Level Gardens, Driveway, NO ONWARD CHAIN



Accommodation

Porch

Open porch. Double glazed entrance door to:

Hallway

Radiator. Hatch to roof space. Built-in airing cupboard housing Vaillant gas fired boiler. Built-in cloaks cupboard. Doors to:

Lounge 15'0" (4.57m) x 12'10" (3.91m)

Triple aspect double glazed windows to the front. Radiator. Fireplace with gas coal effect fire. TV point. Opening to:

Dining Room 12'0" (3.66m) x 6'10" (2.08m)

Double glazed window to the front. Radiator. Door to:

Study/Bedroom 3 14'5" (4.39m) x 6'10" (2.08m)

Double glazed window and double glazed door opening on to the rear garden.

Kitchen 14'2" (4.32m) x 8'10" (2.69m)

Double glazed window to the side. Base cupboard and drawer units. Wall mounted units. One and a half bowl sink unit. Roll edge work top surfaces. Tiled splashback. Integrated electric oven. 4 ring gas hob with cooker hood over. Plumbing for dishwasher and washing machine. Radiator. Larder cupboard with shelving and double glazed window. Double glazed door to:

Conservatory 10'1" (3.07m) x 9'0" (2.74m)

Double glazed with double glazed door to the rear garden. Power and light.

Bedroom 1 12'6" (3.81m) x 11'8" (3.56m)

Double glazed window to the front. Radiator. Range of fitted wardrobe and drawer units. Door to:

Ensuite Shower Room/WC

Double glazed window to the side. Built-in shower cubicle with built-in thermostatic shower. Pedestal wash hand basin. Close-coupled WC. Radiator. Extractor fan. Electric heated towel rail.

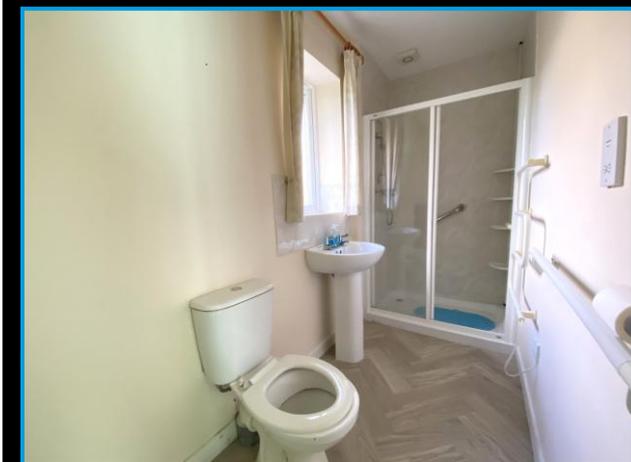
Bedroom 2 11'11" (3.63m) x 11'5" (3.48m)

Double glazed window to the rear. Radiator.

Shower Room/WC

Double glazed window to the rear. Quadrant shower cubicle. Built-in shower. Pedestal wash hand basin. Low level WC. Extractor fan. Wall-mounted electric heater. Radiator.





Externally

Front Garden

Twin gates give access to a driveway providing off road parking. The garden is laid mainly to lawn with mature flower and shrub borders. Side access to the rear garden.

Rear Garden

Comprises a paved patio area. Flower and shrub borders. Storage shed/workshop. Further timber shed. Water tap.

Parking

Twin gates lead to a driveway providing off road parking.

Tenure

The property is FREEHOLD.

Services

All mains services are connected. Council Tax Band D

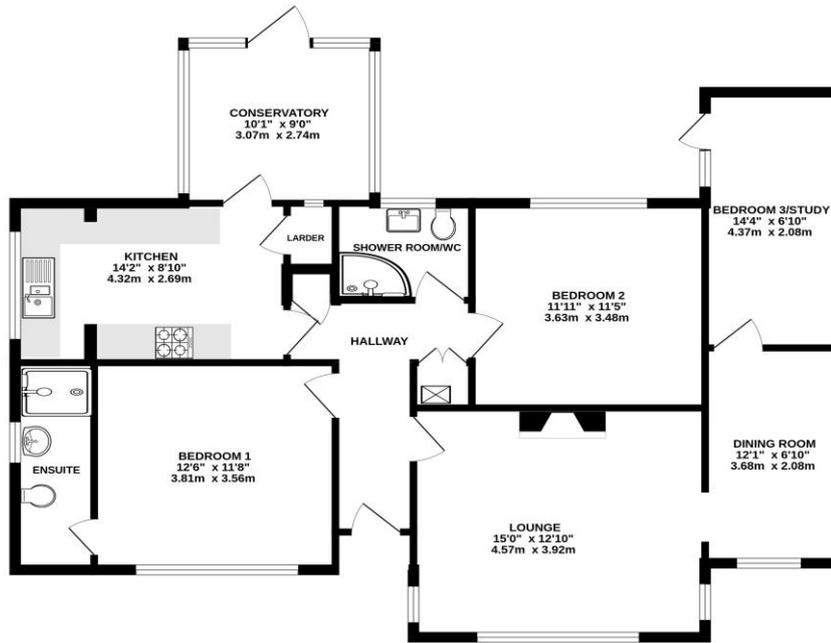
Mortgage Assistance

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

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GROUND FLOOR



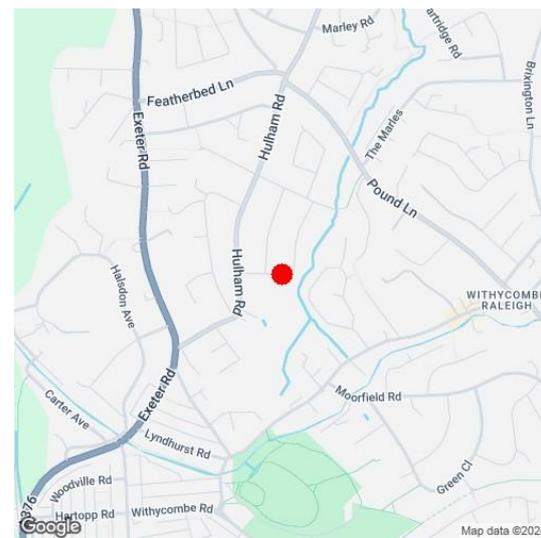
SPRINGFIELD ROAD

Whilst every effort 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 out of town along Exeter Road. After passing through 2 sets of traffic lights, turn right onto Hulham Road signposted Honiton. Turn right into Springfield Road where the property will be found on the left hand side, clearly identified by our For Sale sign

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		83
81-91	B		
69-80	C		
55-68	D	65	
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.