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LINKS
ESTATE AGENTS

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Guide Price £279,950

27 Linden Close, Exmouth, EX8 4JW



• 2 Double Bedroom Mid Terrace Bungalow • uPVC Double Glazed (where stated) & Warm Air Heating • Living / Dining Room With Access To Conservatory / Sun Room • Kitchen With Built In Oven, Hob & Hood • Wet Room • Off Road Parking & Single Garage • Enclosed Southerly Facing Rear Garden • NO ONWARD CHAIN



Part uPVC double glazed door leading to:

Entrance Porch

uPVC double glazed windows front and both sides. Tiled flooring. Part obscure uPVC double glazed door leading to:

Entrance Hall

Access to an insulated and part boarded loft space via a trapdoor and ladder, that has a light connected. Smoke alarm. Cupboard that houses a floor standing warm air central heating boiler. Warm air heating vent. Door way leading to the kitchen, sliding doors leading to both bedrooms and wet room and a door leading to:

Living / Dining Room 15'2" (4.62m) x 11'8" (3.56m)

Large uPVC double glazed window to rear. Focal point of a coal effect, living flame, gas fire with surround. Two Warm air heating vents. Single glazed window to side (Internal) and a part single glazed door leading to:

Conservatory / Sun Room 13'7" (4.14m) x 9'4" (2.84m)

A good addition to the property that has a large uPVC double glazed sliding patio door with windows to both sides, leading out to the garden. Wood effect vinyl flooring.

Kitchen 10'9" (3.28m) x 5'10" (1.78m)

uPVC double glazed window to front. Floor standing and wall mounted cupboard drawer storage units with roll edged work surfaces and tiled splash backs above. Inset, stainless steel, single sink and drainer unit with mixer tap above. Four ring gas hob with an electric oven below and filter above. Space and plumbing for a washing machine or dish washer. Space for a free standing fridge / freezer. Warm air heating vent. Vinyl flooring.

Bedroom 1 14'10" (4.52m) x 8'8" (2.64m)

uPVC double glazed window to front. Warm air heating vent.

Bedroom 2 13'11" (4.24m) x 8'1" (2.46m)

Single glazed window to rear (internal). Warm air heating vent.

Wet Room

Obscure single glazed window to rear (internal). Fully tiled walls and anti-slip flooring. Walk in wet room style shower with low level shower screens, electrically controlled shower unit above and a soak away. Low level WC. Pedestal wash hand basin. Warm air heating vent.

Externally

Front Of Property / Parking

To the front of the property is a driveway and paved garden that provides off parking for 2 to 3 motor vehicles. Outside courtesy lighting. Outside meter boxes (pre-payment). The driveway provides access to:

Single Garage

Up and over door to front. Power and light connected. Space and plumbing for a washing machine. Water tap.



Wall mounted gas fired boiler. Obscure glazed window to side.

Rear Garden

To rear of the property is a fully enclosed and southerly facing garden that has a paved patio laid adjacent to the property, ideal for outdoor dining and sitting during fine weather. The remainder of the garden is then laid to lawn with a raised shrub bed border to the rear. Brick built BBQ. Timber fenced boundaries.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council tax band C. The property is on a water meter.

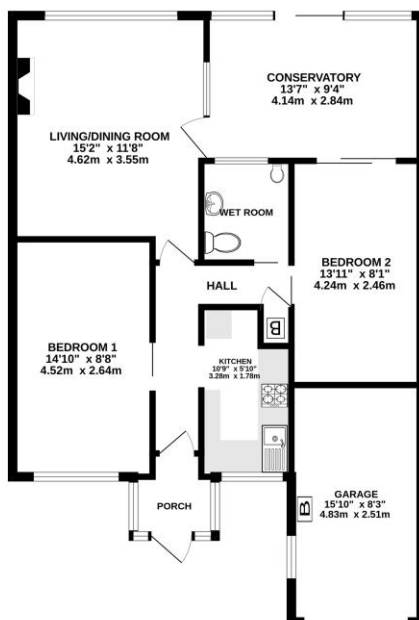
Mortgage Assistance

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

GROUND FLOOR



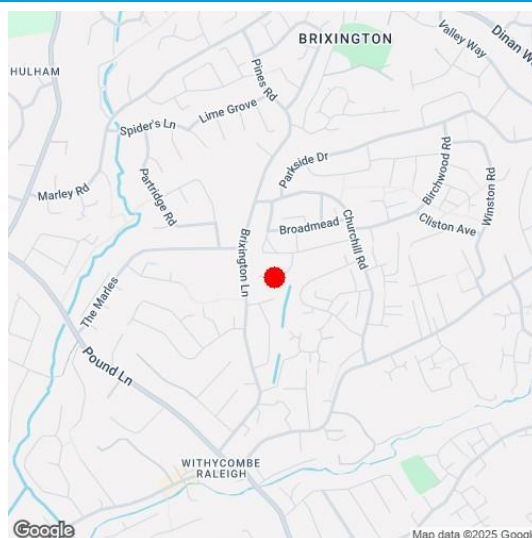
27 LINDEN CLOSE

Whilst every attempt 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The separate, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Mapplan 12/2019

Directions

From Exmouth Town Centre, proceed up Rolle Road and turn left at the roundabout on to Salterton Road. At the Littleham Cross traffic lights, turn left into Bradham Lane. At the mini roundabout, turn right into St Johns Road and second left into Churchill Road. Before reaching Brixington shops, turn left into Greenpark Road and left again into Linden Close. 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		
(92-100) A		78
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		39
(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.