

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £375,000
11 Vale Road, Exmouth, EX8 2LZ



- Well Presented Detached House In Cul-De-Sac • Retaining Many Character Features
- Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Sitting Room & Dining Room
- Extended Kitchen / Breakfast Room • 3 Good Sized Bedrooms & Modern Fitted Bathroom
- Level & Nice Sized Rear Garden • Ample On Street Parking



Ramp leading up to composite front entrance door, beneath a storm canopy, leading to:

Ground Floor

Entrance Porch

Dado rail. Hardwood door leading to:

Entrance Hall

uPVC double glazed window to side. Staircase rising to the first floor. Radiator. Dado rail. Smoke alarm. Wall mounted central heating thermostat. Stripped and sealed exposed floorboards. Wooden doors leading to dining room and:

Sitting Room 14'1" (4.29m) Into Bay x 10'11" (3.33m)

Walk in uPVC double glazed bay window to front. Focal point of open fire within an original Victorian fireplace that has a tiled back and hearth with a wooden mantle and surround. Radiator. Picture rail. Stripped, sealed and exposed floorboards

Dining Room 14'4" (4.37m) x 11'2" (3.4m)

uPVC double glazed window to side. Fireplace feature including a tiled hearth. Radiator. Access to a useful under stairs storage cupboard that also houses the gas meter and gas fired combi boiler that supplies the central heating and domestic hot water. Picture rail. Sealed, stripped and exposed floorboards. Wooden door leading to:

Kitchen / Breakfast Room 15'0" (4.57m) Max x 14'7" (4.45m) Max

L shaped room. uPVC double glazed French doors leading out to the rear garden with uPVC double glazed windows to side and rear and Victorian style glazing. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Ceramic one and a half bowl sink with a single drainer unit and mixer tap. Built in 4 ring gas hob with an electric oven below and a filter hood above. Integrated dishwasher. Integrated fridge and freezer. Integrated washing machine. Wall mounted air conditioning unit. Door leading to:

Cloakroom

Modern fitted white suite comprising of a low level WC and a wall mounted wash hand basin. Heated towel rail.

First Floor

Landing

Obscure uPVC double glazed window to side. Access to an insulated and part boarded loft space via a trapdoor with ladder. Radiator. Dado rail. Smoke alarm. Wooden doors leading to:

Bedroom 1 14'4" (4.37m) x 9'2" (2.79m)

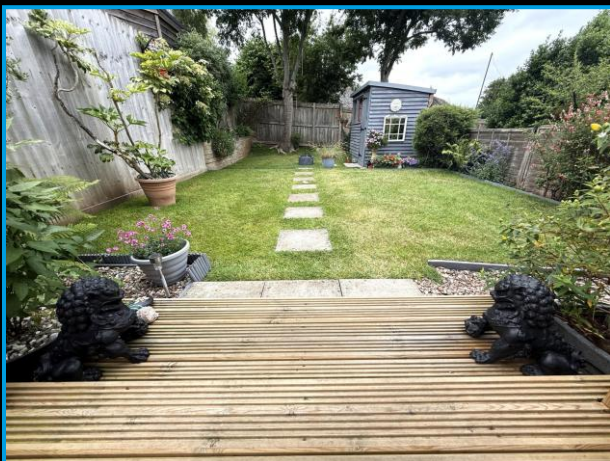
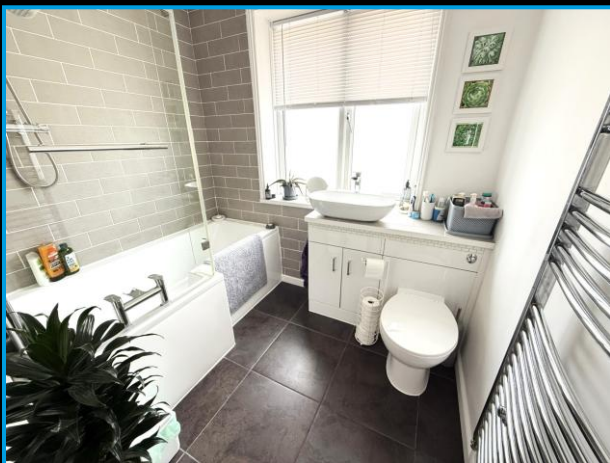
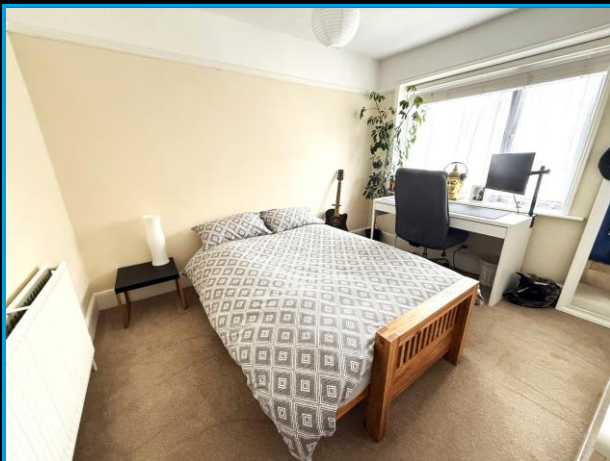
2 uPVC double glazed windows to front. Radiator. Picture rail.

Bedroom 2 10'0" (3.05m) x 11'2" (3.4m)

uPVC double glazed window to side. Useful built in storage cupboard. Radiator. Picture rail.

Bedroom 3 8'11" (2.72m) x 6'11" (2.11m)

UPVC double glazed window to rear. Radiator.



Bathroom

Obscure uPVC double glazed window to side. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over including a Rainfall water head and tiling to ceiling height. Concealed cistern WC. Vanity wash hand basin. Tiled flooring. Heated towel rail. Extractor fan.

Externally

Front Of Property

There is an enclosed and easy to maintain Front Garden which is laid to shingle and planted to provide all year around interest and colour. Low brick wall boundaries to front and side. Access from road via 2 timber garden gates.

Rear Garden

A feature of this property is the level and enclosed rear garden. There is a timber decking area laid immediately adjacent to the property which is ideal for dining and sitting during the fine weather with a step that then leads down to the remainder of the gardens which are laid mainly to lawn, with various shrub and herbaceous beds and borders that provide year round interest and colour. Timber garden shed. Timber panelled fenced boundaries. Outside water tap. Outside Power point. Front pedestrian access to side of property via a timber garden gate.

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).

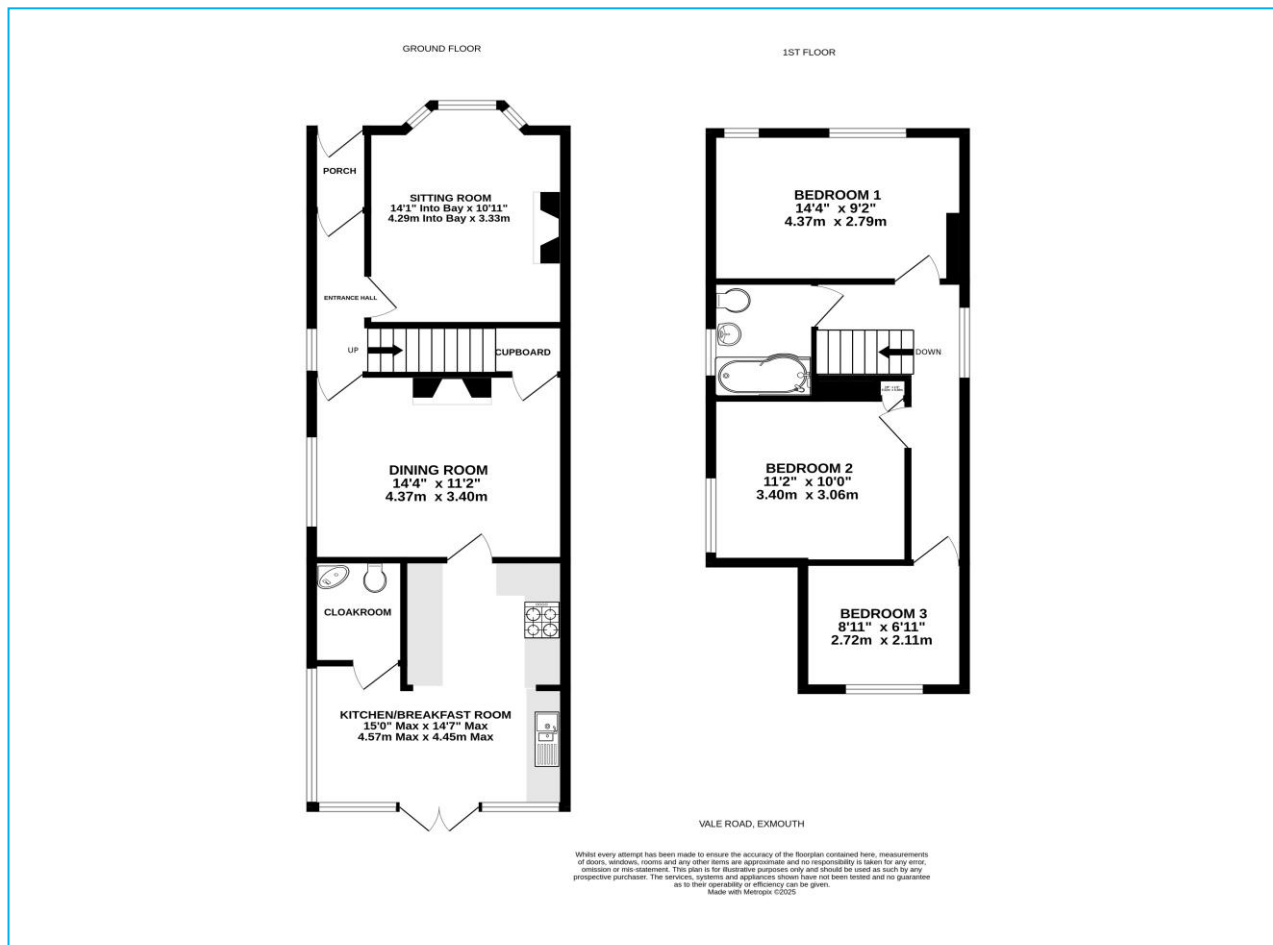
Agents Notes

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

01395 222350

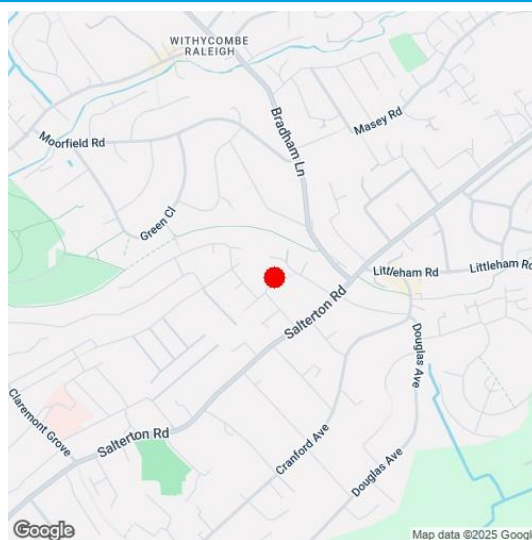
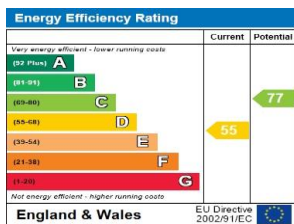
LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk



Directions

From our prominent Town Centre office, proceed up Rolle Street and turn left at the mini roundabout into Salterton Road. Proceed through the first set of traffic lights and just before the garage, turn left into Hamilton Road. As the road bends to the left, turn right into Vale Road where the property will be found on the left hand side.



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.

LINKS
ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com