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LINKS
ESTATE AGENTS

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Price £425,000

92 Littleham Road, Exmouth, EX8 2RD



• Deceptively Spacious Detached House • Gas Central Heating & Double Glazing • Good Sized, Dual Aspect Living / Dining Room • Cloakroom, Kitchen, Sun Room & Utility Room • 3 First Floor Double Bedrooms, Views From Rear • 4 Piece Bathroom Suite • Garage, Ample Parking, Southerly Facing Rear Garden • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to obscure uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Porch

Obscure uPVC double glazed window to front. Door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard, which includes a radiator. Wall mounted central heating thermostat. Radiator. Dado rail. Doors leading to living / dining room, kitchen and:

Cloakroom

Obscure glazed window to front. White suite of low level WC and vanity wash hand basin. Radiator. Tiled flooring.

Living / Dining Room 21'11" (6.68m) Max x 18'10" (5.74m) Max

An L shaped room. Dual aspect having uPVC double glazed window overlooking rear garden and further uPVC double glazed window to side. Three radiators. Door leading to kitchen and double doors leading to:

Sun Room 13'8" (4.17m) x 6'7" (2.01m)

Triple aspect having uPVC double glazed sliding patio doors to rear garden, UPVC double glazed window to front and uPVC double glazed window to side. Radiator.

Kitchen

uPVC double glazed window to front. Good range of matching cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Integrated fridge. Space and plumbing for dishwasher. Further space for freestanding fridge/freezer etc. Pull out breakfast bar. Plinth heater. Door leading to:

Utility Room 6'3" (1.91m) x 5'11" (1.8m)

Obscure uPVC double glazed external door to side and uPVC double glazed window to rear. Cupboard storage units. Space and plumbing for washing machine. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Tiled flooring. Door leading to garage.

First Floor

Landing

Access to insulated loft space via trap door with ladder. uPVC double glazed port hole window to side. Linen storage cupboard with radiator. Smoke alarm. Doors leading to:

Bedroom 1 17'10" (5.44m) x 10'0" (3.05m)

Dual aspect having uPVC double glazed windows to side and rear gaining Maer Valley views. Range of built - in



wardrobes to one wall. Radiator.

Bedroom 2 14'0" (4.27m) x 9'10" (3m)

Dual aspect having uPVC double glazed windows to front and side. Obscure uPVC double glazed door that leads to balcony. Built - in double wardrobe. Vanity wash hand basin. Radiator.

Bedroom 3 13'1" (3.99m) x 8'7" (2.62m)

uPVC double glazed window to rear gaining Maer Valley views. Radiator.

Bathroom 8'7" (2.62m) Max x 8'6" (2.59m) Max

An L shaped room. 2 obscure uPVC double glazed windows to front. Four piece white suite comprising corner Jacuzzi bath, shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Radiator. Heated towel rail. Extractor fan. Shaver socket. Under floor heating.

Externally

The property is approached via double wrought iron gates that allows for vehicle access to an extensive brick paved driveway. The driveway provides ample off road parking for several motor vehicles, boats or caravans. Outside lighting. Timber panelled fenced boundaries.

Garage 21'9" (6.63m) x 9'1" (2.77m)

Electrically operated roll up and over door to front. Personal door to rear leading to side garden. Gas meter. Wall mounted electric trip switch fuse box and electric meter. Radiator. Personal door leading to utility room.

Rear Garden

There is an enclosed, Southerly facing and level rear garden that has ease of maintenance in mind. Laid to brick paving, its an ideal space for outdoor dining and sitting during the fine weather. Timber panelled fence boundaries. Outside water tap. Outside lighting. Awning over living room window. Front pedestrian access to side of property.

Tenure

The property is FREEHOLD

Services

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

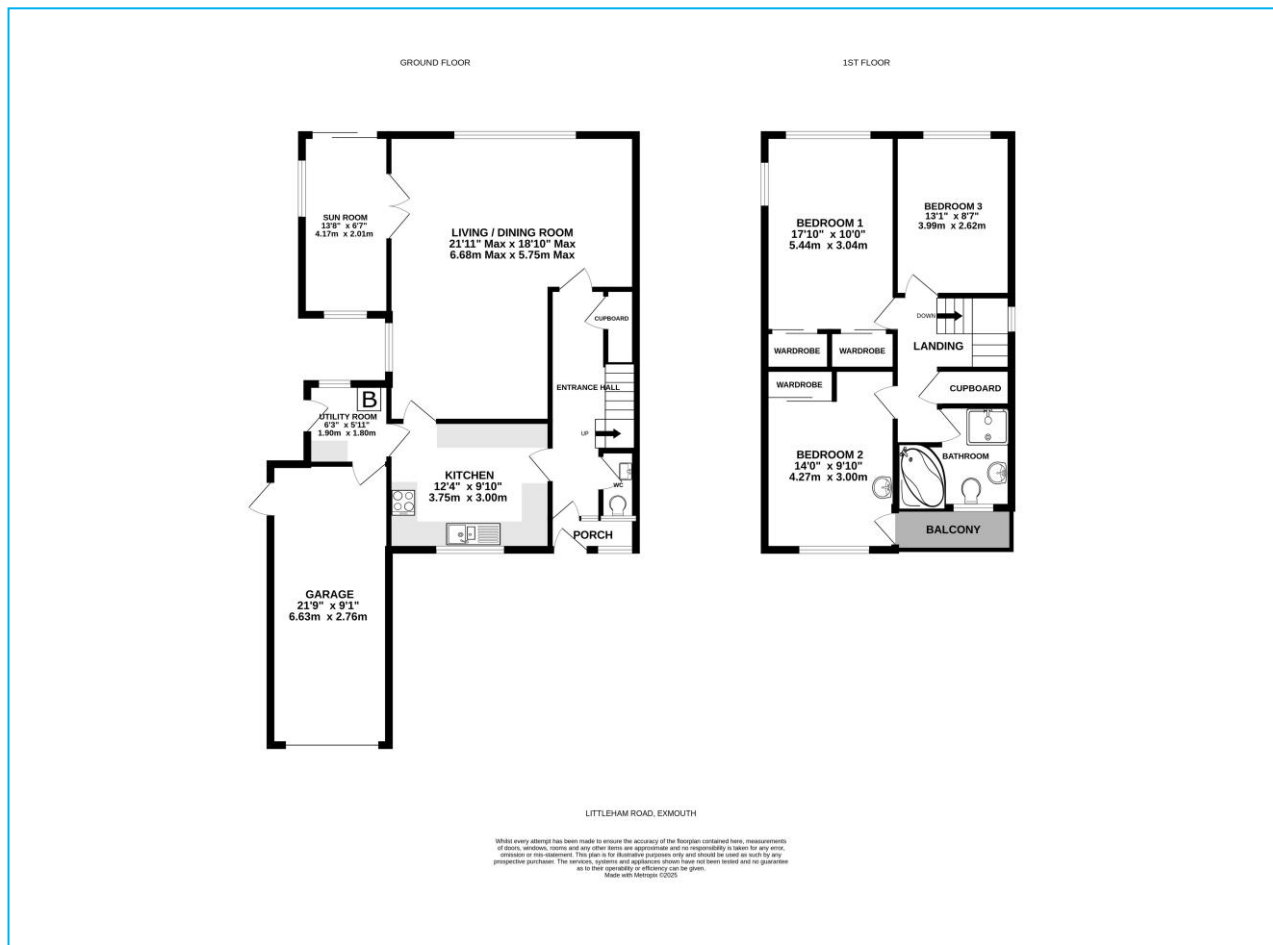
Mortgage Assistance

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

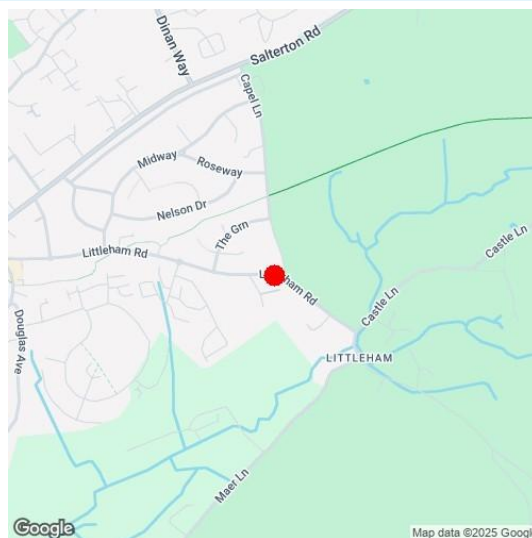
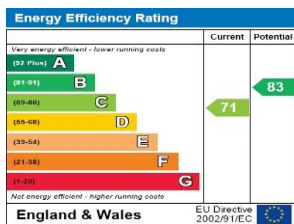
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Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. Proceed through 2 sets of traffic lights, before turning right onto The Broadway. At the end of this road, turn left at the mini roundabout onto Littleham Road. Proceed over the next roundabout where the property will be found on the right hand side, clearly identified by our For Sale sign.



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.