

Guide Price £595,000
2 Claremont Grove, Exmouth, EX8 2JW



- Detached Bungalow Gaining Outstanding Views • Presented In Good Condition Throughout
 - Gas Central Heating & Double Glazing • Living / Dining Room With Those Views
 - Modern Fitted Kitchen / Breakfast Room • 3 Bedrooms, All Gaining Those Views
- Modern Fitted Bathroom & Shower Room • Garage, Driveway, Gardens, NO ONWARD CHAIN



Accommodation

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

2 obscure glazed windows to front. Radiator. Doors leading to kitchen / breakfast room, bedroom 3 and:

Entrance Hall

Access to insulated and boarded loft space via trap door with ladder. Radiator. Wall mounted central heating thermostat. Useful cloaks storage cupboard which includes hanging rail and shelving. Doors leading to 2 bedrooms, bathroom, shower room and:

Living / Dining Room 16'10" (5.13m) x 11'10" (3.61m)

Dual aspect having window to side and uPVC double glazed sliding patio doors leading to rear Sun Terrace which gain those outstanding and far reaching Exe Estuary and Haldon Hill views. Radiator.

Kitchen / Breakfast Room 13'7" (4.14m) x 9'5" (2.87m)

Window to front. Good range of cupboard and drawer storage units with roll edged work surfaces, matching breakfast bar and up stands. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven and microwave to side. Integrated dishwasher. Integrated washer dryer. The freestanding American style fridge freezer in situ is included in the sale. Radiator. Door leading to:

Rear Porch

Obscure uPVC double glazed external door leading to rear Courtyard. Door leading to useful utility cupboard which has the electric trip switch fuse box, gas meter and the modern fitted gas fired Combi boiler that supplies the central heating and domestic hot water. Electric meter.

Bedroom 1 11'11" (3.63m) x 10'7" (3.23m) Plus Recess

uPVC double glazed window to rear gaining those far reaching Exe Estuary and Haldon Hill views. Radiator.

Bedroom 2 11'11" (3.63m) x 8'4" (2.54m)

uPVC double glazed window to rear gaining those Exe Estuary and Haldon Hill views. Radiator. Useful shelved storage cupboard.

Bedroom 3 10'8" (3.25m) x 9'4" (2.84m)

Dual aspect having uPVC double glazed window to front and uPVC double glazed window to side that, again, gain those far reaching Exe Estuary and Haldon Hill views. Radiator.

Bathroom

Obscure uPVC double glaze window to side. Modern fitted white suite of panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Fully tiled walls. Radiator. Extractor fan.



Shower Room

Obscure uPVC double glazed window to rear. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Extractor fan. Shaver socket. Radiator.

Externally

To the front of the property, a tarmac driveway provides ample parking. The side garden has ease of maintenance in mind being laid to shingle with shrub bed borders and a wall boundary. This area also gains those far reaching Exe Estuary and Haldon Hill views. To the left of the property, an up and over door gives access to an internal Car Port area which has a Polycarbonate roof. This then leads to:

Garage

Up and over door to front. Power and light connected.

Rear Gardens

A feature of this property, of course, are the views which are gained from the rear. There's a raised Sun Terrace, which is accessed via the living / dining room which is an ideal spot for outdoor dining and sitting during the fine weather to take in those breathtaking far reaching views. Steps and slope then lead down to remainder of the gardens which are laid to lawn and patio areas and has complete privacy being bounded by a high Stone wall. Outside water tap. Outside power points. Timber garden shed. 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 D

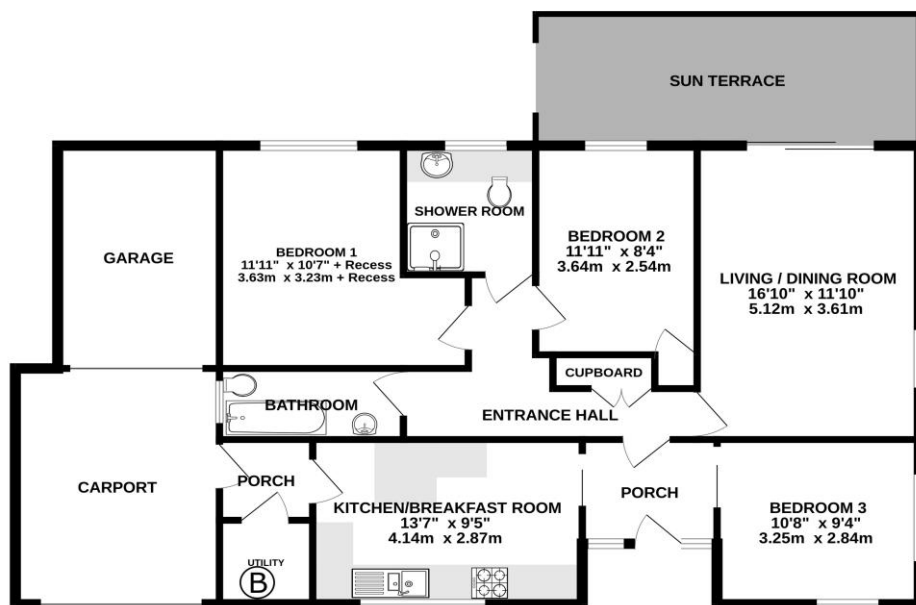
Mortgage Assistance

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



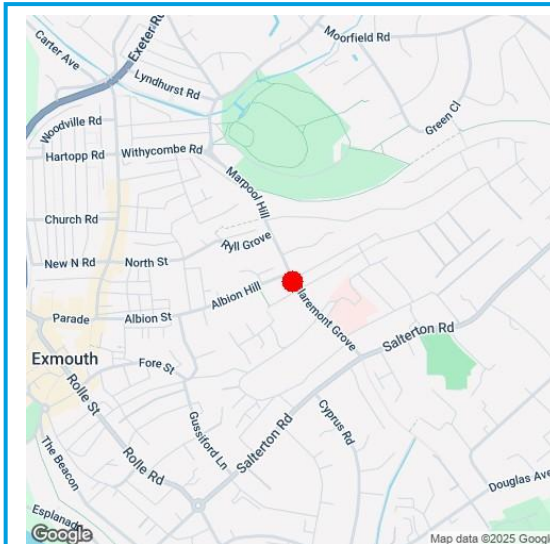
CLAREMONT GROVE, EXMOUTH

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 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 along Rolle Street, into Rolle Road, turning left at the roundabout into Salterton Road. At the traffic lights, turn left into Claremont Grove, 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		85
(81-91) B		
(69-80) C		70
(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.