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LINKS
ESTATE AGENTS

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Guide Price £299,950

21 Bapton Lane, Exmouth, EX8 3JS



• 2 Double Bedroom Semi Detached, Chalet Style Bungalow • Gas Centrally Heated (Where Stated) & uPVC Double Glazed • Entrance Dining Hall & Living Room • Kitchen • GF: Double Bedroom and Shower Room • FF: Double Bedroom and Study • Enclosed Rear Garden. Off Road Parking • NO ONWARD CHAIN



Open storm porch with courtesy lighting leading to an obscure glazed front entrance door leading to:

Ground Floor

Entrance Dining Hall 16'11" (5.16m) Max x 11'3" (3.43m) Max

Window to front. Staircase rising to the first floor. Radiator. Wall mounted thermostat. High level electric trip switch fuse box, electric meter and gas meter. Useful storage cupboard with additional storage cupboard above. Coved ceiling. Doors leading to the kitchen, shower room, bedroom 1 and:

Living Room 14'4" (4.37m) x 10'11" (3.33m)

Window to front. Radiator. Wall mounted gas fire with a tiled surround and hearth.

Kitchen 11'3" (3.43m) x 7'7" (2.31m)

Window to rear. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and tiled splash backs above. Electric cooker point with extractor hood above. Space and plumbing for a washing machine. Space for a free standing fridge freezer. Inset stainless steel single sink and drainer unit with mixer tap above. Wall mounted gas fired boiler. Door leading to:

Lean To Porch

Timber door to front and a part obscure glazed door to rear leading out to the rear garden. Outside water tap.

Bedroom 1 15'11" (4.85m) x 10'4" (3.15m)

Window to rear. Radiator. Useful built in airing cupboard that houses a hot water tank and that has slatted shelving.

Shower Room

Obscure single glazed window to side. Walk in double shower cubicle that has a sliding splash screen door, grab rail, shower seat, thermostatically controlled shower and splash back to ceiling height. Low level WC. Pedestal wash and basin. Radiator.

First Floor

Landing

Velux window to front. Smoke alarm. Doors leading to both rooms, including:

Bedroom 2 15'11" (4.85m) Max x 10'4" (3.15m) Max

Dual aspect room with Velux windows to front and rear. Access to eaves storage cupboard. Access to small area of loft space. Part sloped ceiling.

Study / Hobbies Room 6'5" (1.96m) x 5'6" (1.68m)

(Maximum measurement is 9'11"). Velux window to side. Access to eaves storage cupboard space. Part sloped ceiling.

Externally

Front Garden

To the front of the property is an area of garden that is predominantly laid to lawn with well stocked shrub bed borders. Steps and then a pathway leads to the front entrance door and across the front of the property. Walled boundaries. Wrought iron gate to front leading to steps with a wrought iron balustrade. Outside courtesy lighting.

Rear Garden

To the rear property is an enclosed garden that is predominantly laid to lawn with various well stocked shrub bed borders. Timber storage shed and aluminium greenhouse. Timber gate leading to:



Off Road Parking

A driveway is accessed via Bapton Close and provides off road parking for 2 / 3 motor vehicles if required.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C.

Mortgage Assistance

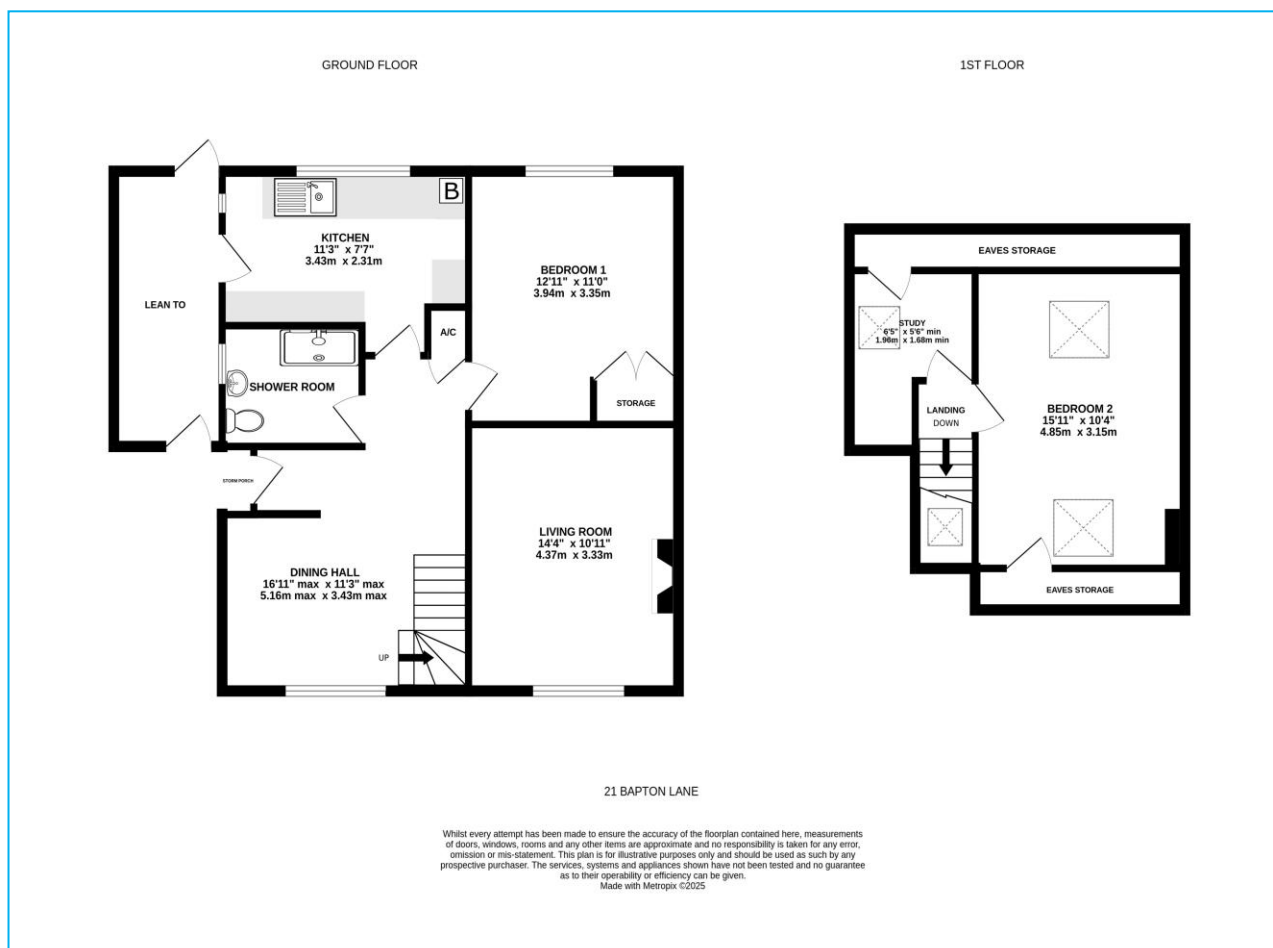
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

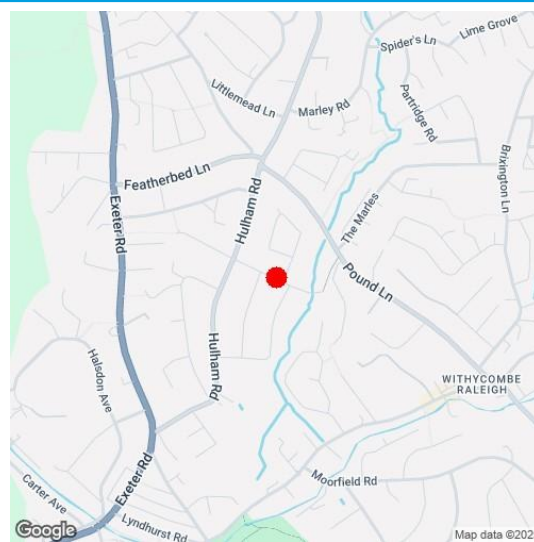
Please note, these are draft particulars and the are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed down Rolle Street towards The Strand. Continue onto Exeter Road. After passing the second set of traffic lights, turn right onto Hulham Road. Bear left, passing the rugby club and then take the 2nd right hand turn into Bapton Lane. The property will be found on the 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			85
(81-91) B			
(69-80) C			62
(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.