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ESTATE AGENTS

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Guide Price £250,000

10 Vansittart Drive, Exmouth, EX8 5PD



• 2 Double Bedroom Mid Terrace House • Recently Re-Decorated & Newly Laid Carpet • Gas Centrally Heated & uPVC Double Glazing • Entrance Porch & Living / Dining Room • Kitchen / Breakfast Room To Rear • Bathroom With A White Suite • Enclosed Rear Garden • Single Garage And Parking. NO ONWARD CHAIN



A pathway and steps lead down to:

Front entrance door with two obscure glazed inset windows leading to:

Ground Floor

Entrance Porch

High level electric trip switch fuse box. Obscure glazed door leading to:

Living / Dining Room 18'8" (5.69m) x 12'5" (3.78m)

Window to front. Staircase rising to the first floor. 2 x Radiators. Smoke alarm. Small under stairs storage cupboard. Obscure glazed door leading to:

Kitchen / Breakfast Room 12'5" (3.78m) x 8'2" (2.49m)

Window to rear and a part obscure glazed door leading out to an enclosed rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and tiled splash backs above. Built in four electric hob with an electric oven below and a glass splashback and extractor hood above. Inset stainless steel single sink and drainer unit with a mixer tap above. Space and plumbing for a washing machine. Space for a free standing fridge/freezer. Vinyl flooring. Radiator. Space for a breakfast table and chairs if required.

First Floor

Landing

Access to an insulated and boarded loft space via a trap door. Smoke alarm. Doors leading to all rooms, including:

Bedroom 1 12'5" (3.78m) x 10'3" (3.12m)

Window to front. Radiator.

Bedroom 2 12'5" (3.78m) x 8'2" (2.49m)

Window to rear. Radiator. Useful storage cupboard that houses a wall mounted gas fired combination boiler that supplied the gas central heating and domestic hot water.

Bathroom

A white suite comprising of a panelled bath that has tiled splash backs to ceiling height, electric shower above the bath, separate shower attachment on the mixer tap and a splash screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Tiled flooring. Extractor fan.

Externally

Front Garden

To the front of the property is a small area garden that is laid predominantly laid to lawn with a small shrub bed border to the front. Area of shingle to the bottom part of the garden. Outside meter boxes. Timber fenced boundary to one side.

Rear Garden

To the rear of the property is an enclosed garden that is arranged over three levels. Good size decked patio area that provides an ideal space for outdoor dining and sitting



during fine weather. Two further areas of garden that are predominantly laid to artificial grass with small shrub beds. Timber fenced boundaries. Outside lighting and water tap. Rear pedestrian access via a timber garden gate that leads to a rear pathway that provides access to:

Garage And Parking

A single garage is located immediately behind the rear of the property and allows for off road parking to the front for one vehicle.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B.

Mortgage Assistance

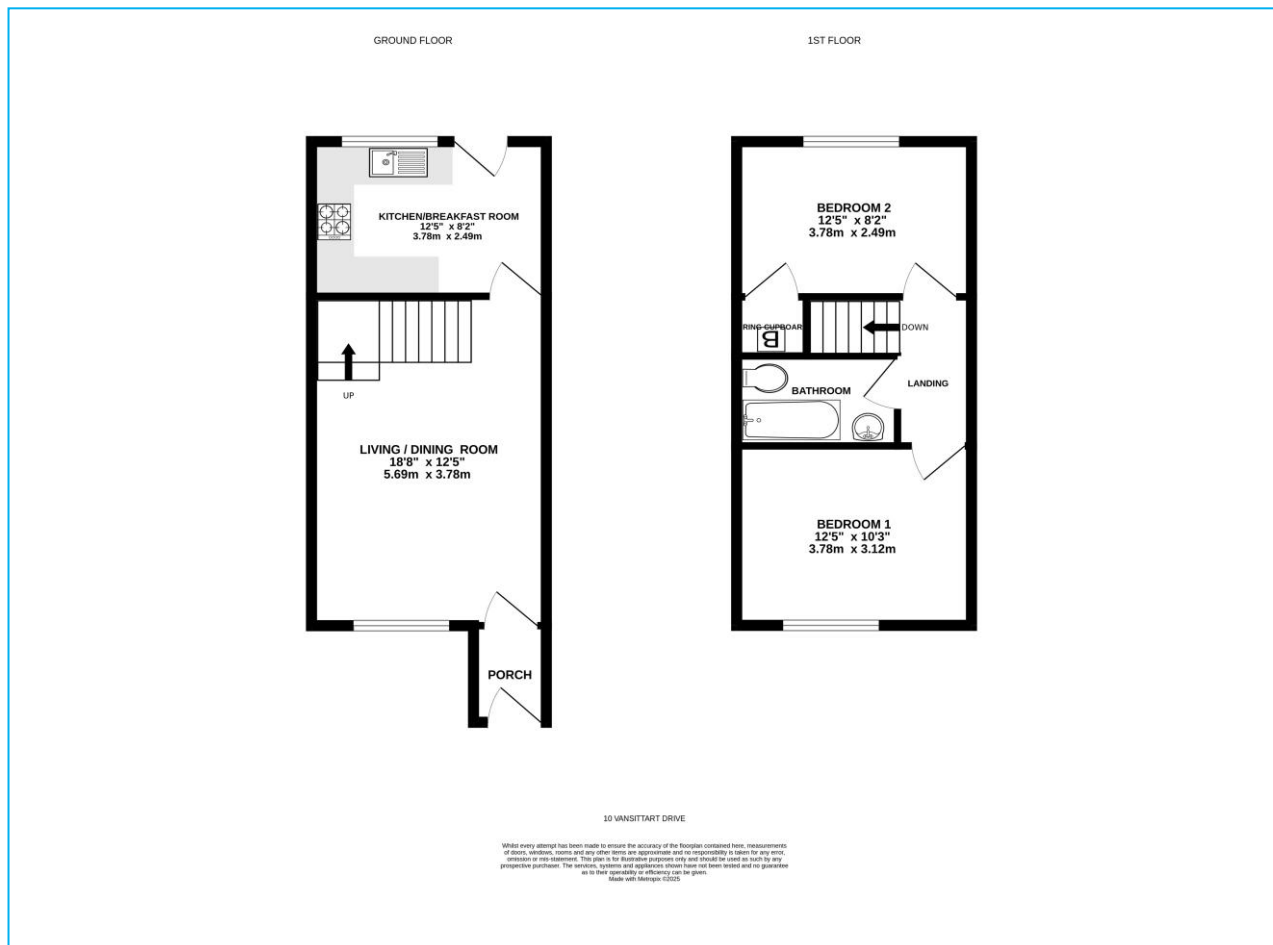
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

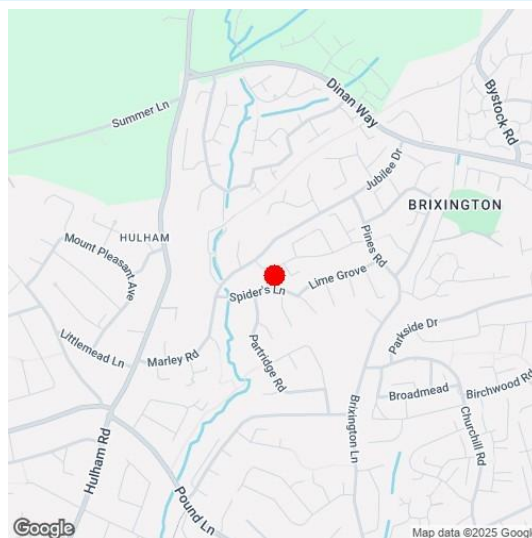
Please note, these are draft particulars and they are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed out of town along Marine Way and into Exeter Road. Take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 5th turning on the right into Vansittart Drive. The property will be found on the right hand side clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		73	
(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.