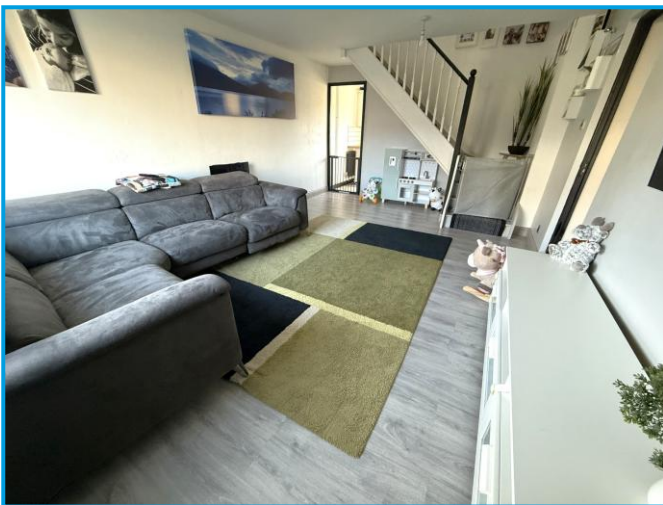


Offer in Excess of £260,000
2 Vansittart Drive, Exmouth, EX8 5PD



- 2 Double Bedroom End Terrace Property • Close To Shops, Doctors Surgery & Schools •
- Entrance Porch With Modern Cloakroom • Open Plan Living / Dining Room • Modern Fitted Kitchen
- & Bathroom • Gas Central Heating & uPVC Double Glazing • Good Size Corner Plot Gardens •
- Garage In A Block With Parking



A pathway provides access to a Part obscure uPVC double glazed door leading to:

Ground Floor

Entrance Porch

A fantastic addition to the property that provides space for coat/shoe storage. Wall mounted electric consumer unit. Tiled flooring. Wall mounted coat hooks. Doorway into the living / dining room and door leading to:

Cloakroom

Obscure glazed window to side. Modern fitted white suite comprising of a concealed, low level WC with display above. Wash hand basin with storage cupboards below. Tiled flooring.

Living Room 18'8" (5.69m) x 12'4" (3.76m)

Window to front. An open plan room with a staircase rising to the first floor landing and under stairs recess area with access to a small storage area. Wall mounted pebble effect electric fire. Radiator. Laminate floor. Doorway leading to:

Kitchen 12'4" (3.76m) x 8'2" (2.49m)

Window to rear aspect. The kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer units with work surfaces over and tiled splash backs. Inset single ceramic sink unit with a swan neck tap and extendable hose and a single drainer unit to the side. Integrated dishwasher. Built in, eye level, electric oven. Built in four ring electric hob with a stainless steel chimney style extractor hood and light over. Space for upright fridge/freezer. Space under the work surface for a washing machine and a tumble dryer. Tiled flooring. Radiator. Inset ceiling lights. uPVC double glazed door leading to the rear garden.

First Floor

Landing

Access to an insulate loft space. Smoke alarm. Inset ceiling lights. Doors to both bedrooms and bathroom.

Bedroom 1 12'4" (3.76m) x 10'3" (3.12m)

Window to front aspect. Radiator.

Bedroom 2 12'5" (3.78m) x 8'3" (2.51m)

Window to rear aspect. Radiator. Built in cupboard with slatted shelving, That houses the gas fired boiler which provides the domestic hot water and central heating.

Bathroom

Obscure double glazed window to side. A modern fitted white suite that comprises of a panelled bath that has a shower over, shower rail and curtain and splash back to ceiling height. Pedestal wash hand basin with mixer tap over. Low level WC. Heated chrome ladder towel rail. Tiled flooring.

Externally



Front Of Property

To the front and side of the property is an area of garden that is enclosed with a picket fence and which is laid to lawn. Outside courtesy lighting. Pathway leading to the front entrance door, accessed via a timber garden gate. A shingled pathway to the side of the porch provides access to a timber garden gate that leads to:

Rear Garden

To the rear of the property is an enclosed garden that wraps around the side of the property. There is a timber and composite area of decking laid adjacent to the rear of the property that provides a good size area for alfresco dining during fine weather.

The remainder of the garden that is fully enclosed by timber fencing, is then predominately laid to lawn. Outside water tap, lighting, power points and meter boxes. A timber garden gate to the rear, provides access to:

Garage / Parking

The property has the benefit of a single garage that is located to the rear of the property and very close by. End of the block. Up and over door to front. Space to park immediately outside of the garage.

Tenure

The property is FREEHOLD.

Services

All mains services are connected. Council tax band B.

Mortgage Assistance

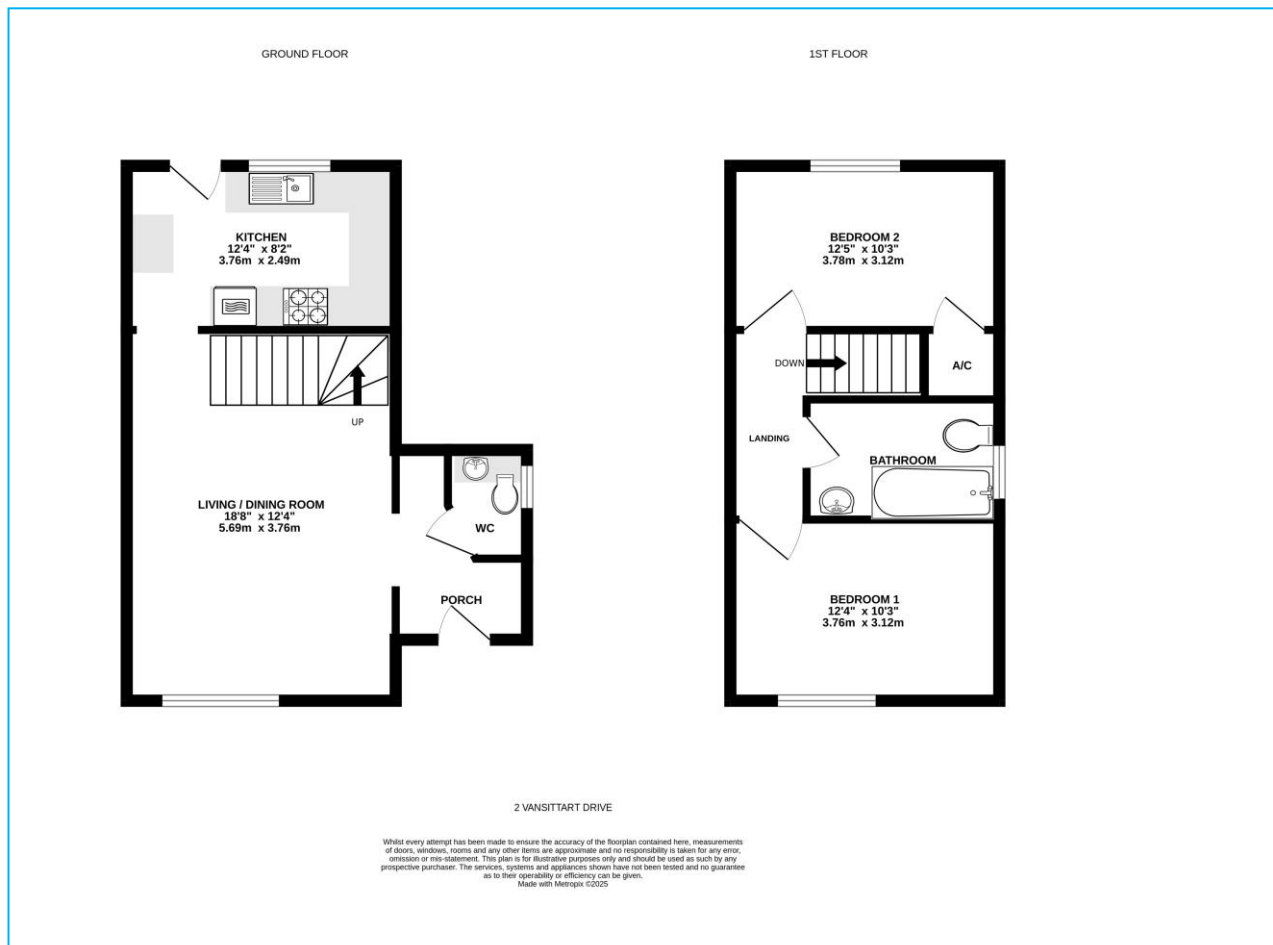
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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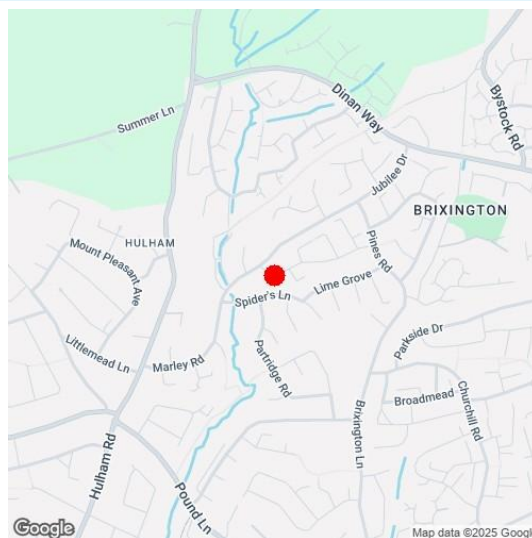
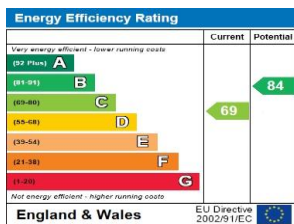
Agents Notes

These are draft details 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.



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.