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**LINKS**  
ESTATE AGENTS

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**Offers in Excess of £600,000**  
**28 Phillipps Avenue, Exmouth, EX8 3HZ**



- Well Presented, 4 Bedroom, Semi Detached • Sought After Residential Location
- Gas Central Heating & Double Glazing • 2 Receptions & Kitchen / Dining Room
- Master En-Suite Shower Room & Family Bathroom • Potential Loft Conversion (STP)
- Level Front & Rear Gardens, Garage / Store • Ample Driveway Parking





## Accommodation

### Ground Floor

Step up to front entrance door, beneath covered entrance porch, with outside power points and outside lighting leading to:

#### Reception Hall

Staircase rising to first floor. Radiator. Cupboard housing the electric trip switch fuse box and meter. Doors leading to:

#### Sitting Room 16'3" (4.95m) Into Bay x 12'11" (3.94m)

Walk-in uPVC double glazed bay window to front. Focal point of fitted coal effect gas fire, within a fireplace surround, having a marble back and hearth with a wooden mantle and surround. Radiator. Picture rail.

#### Living / Dining Room 22'3" (6.78m) x 13'0" (3.96m)

uPVC double glazed French doors leading to rear garden with windows to either side. Focal point of fitted log burner on a Stone hearth. 2 radiators. Laminate flooring.

#### Kitchen / Dining Room 26'4" (8.03m) x 9'10" (3m)

Dual aspect having uPVC double glazed window to rear and uPVC double glazed window to side. Obscure uPVC double glazed external door to side that leads to garage. Good range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Gas and electric cooker points. Space and plumbing for washing machine. Further space for American style fridge / freezer etc. Wall mounted gas fire Combi boiler that supplies the central heating and domestic hot water. Radiator.

### First Floor

#### Landing

Access to insulated and part boarded loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation if required. Smoke alarm. Doors leading to all bedrooms and bathroom.

#### Bedroom 1 14'10" (4.52m) Into Bay x 13'0" (3.96m)

Walk-in uPVC double glazed bay window to front. Radiator. Door leading to:

#### En - Suite

White suite comprising corner shower cubicle with electric shower unit, low level WC and pedestal wash hand basin. Tiled splashback's. Tiled flooring. Extractor fan.

#### Bedroom 2 12'11" (3.94m) x 12'0" (3.66m)

uPVC double glazed window to rear. Vanity wash hand basin. Radiator. Useful bulkhead storage cupboard.

#### Bedroom 3 10'10" (3.3m) x 9'3" (2.82m)

uPVC double glazed window to rear. Useful shelved storage cupboard. Radiator. Laminate flooring.

#### Bedroom 4 9'7" (2.92m) x 7'11" (2.41m) To Wardrobe

uPVC double glazed window to front. Good range fitted storage cupboards and drawer storage units to one wall. Radiator. Laminate flooring.

#### Bathroom

Obscure uPVC double glazed window to side. White suite of panelled bath with mixer tap and shower attachment, tiling to ceiling height. Concealed cistern WC. Vanity wash hand basin. Heated towel rail. Radiator. Tiled flooring.



### Externally

Overall, the property enjoys a large and level plot with the enclosed Front Garden being laid mainly to lawn, with shrub bed borders and low brick wall boundaries. A good sized driveway provides ample off road parking for several motor vehicles, which also leads to the front entrance door and:

### Garage / Store 19'0" (5.79m) x 9'11" (3.02m)

Up and over door to front and personal door to front. Gas meter. Open to the rear leading to:

### Rear Garden

The property enjoys a lovely sized, level and enclosed garden which consists of a patio area immediately adjacent the property, and to the rear of the garden, both be an ideal place for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub bed borders. Brick wall and timber panel fenced boundaries. Outside water tap. Two timber garden sheds. Front pedestrian access to side of property via the garage.

### Tenure

The property is FREEHOLD

### Services

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

### 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

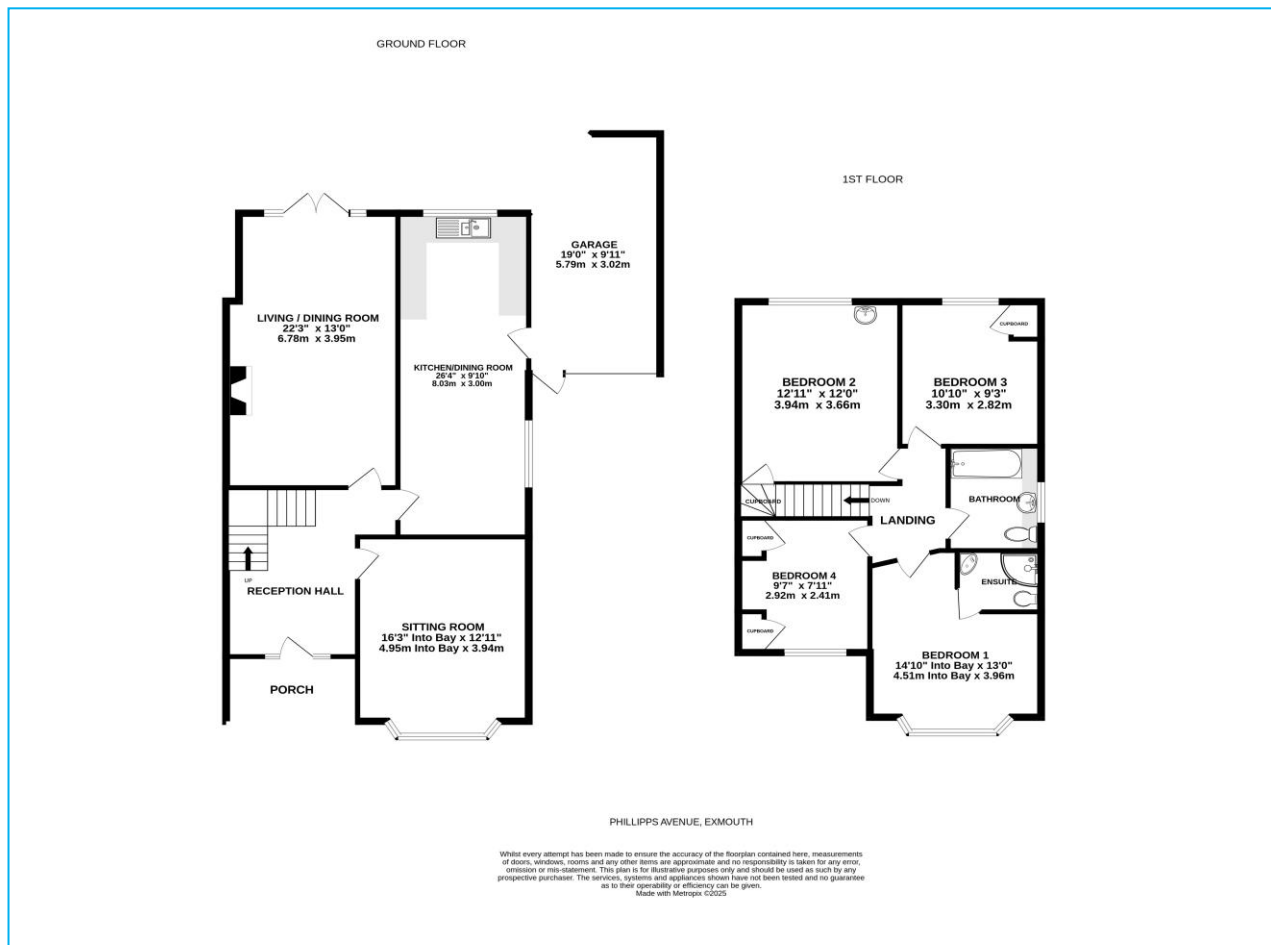
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

These are draft particulars and are awaiting vendors verification

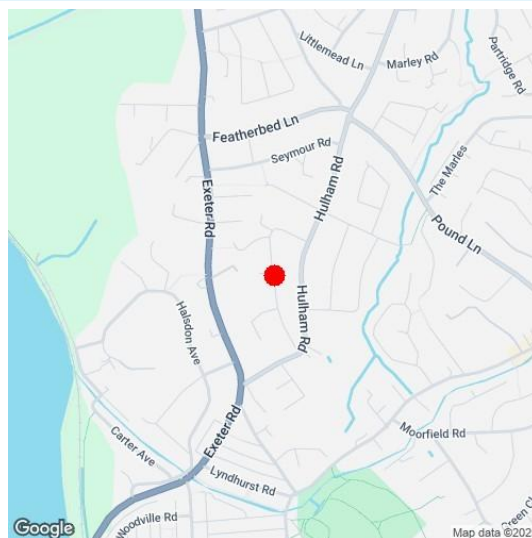




### Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand Gardens, turn left, then right at the roundabouts, passing Exmouth Train Station into Marine Way. Proceed through 2 sets of traffic lights, turning right into Hulham Road, signposted Ottery St Mary. Take the first left into Philipps Avenue where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://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.