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**LINKS**  
ESTATE AGENTS

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**Guide Price £420,000**

**8 Littlemead Lane, Exmouth, EX8 4RE**



- Renovated, 3 Bedroom Semi Detached Chalet Style House • Gas Centrally Heated & uPVC Double Glazed • Living Room, Dining Room, Stylish Kitchen & Separate Utility Room • GF Bedroom With En-Suite Shower • FF: 2 Bedrooms, En-Suite & Bathroom • Driveway For 3 Vehicles
- Well Kept, Enclosed & Level Rear Garden • Viewing Recommended To Fully Appreciate





Steps that have stainless steel and glass balustrades, lead up to a uPVC front entrance door with an inset obscure glazed window, with a matching to the side, leading to:

## Ground Floor

### Entrance Hall

Staircase rising to the first floor. Radiator. Useful under stairs storage cupboard. Airing cupboard that has slatted shelving and a small radiator fitted. Door leading to bedroom and part glazed doors leading to dining room and:

### Living Room 13'11" (4.24m) x 10'11" (3.33m)

Large window to front. Radiator. Coved ceiling. Wall mounted electric fire.

### Dining Room 13'1" (3.99m) x 10'11" (3.33m)

Radiator. Tile effect karndean flooring. Coved ceiling. Large archway with steps leading down to:

### Kitchen

A fantastic space that has a lot of natural light flooding into the room with sliding patio doors leading out to the rear garden and a skylight lantern. A well planned kitchen that incorporates corner carousels and a pull out larder style cupboard. Range of floor standing and wall mounted cupboard and drawer storage units with quartz work surfaces and a matching splash back and glass splash back above. Inset one and a half bowl stainless steel sink with an integrated drainer to the side and mixer tap above. Built in four ring induction hob with an extractor hood above. Built in eye level electric oven. Tile effect karndean flooring. Inset ceiling lights. Coved ceiling. Door leading to:

### Utility Room 8'7" (2.62m) x 7'8" (2.34m)

Window to side. Sliding patio doors to the rear that lead out to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with work surface and a matching splash back above. Inset stainless steel single bowl sink and drainer unit with mixer tap above. Space and plumbing for a washing machine and a dishwasher. Space for a free standing fridge freezer. Wall mounted, concealed gas fired combination boiler. Sliding patio doors leading out to rear garden. Tile effect karndean flooring. Radiator. Coved ceiling.

### Bedroom 3 9'11" (3.02m) x 9'4" (2.84m)

Window to side. Radiator. Useful built in wardrobe/storage cupboard with storage above. High level concealed electric trip switch fuse and meter box. Coved ceiling. Door leading to:

### En Suite Shower

Modern fitted shower room that comprises of a good size walk in, low profile, shower cubicle that has splash backs to ceiling height, splash screen door and a thermostatically controlled rainfall shower head. with a separate shower attachment. Concealed low level WC with display above. Wash hand basin to the side with storage cupboards below. Heated towel rail. Inset ceiling lights. Tile effect karndean flooring. Extractor fan.

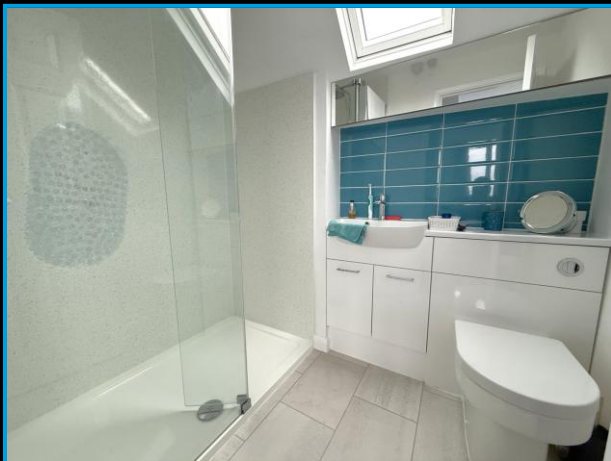
## First Floor

### Landing

Window to side aspect with views towards the estuary and Haldon Hills. Doors leading to bedroom 2, family bathroom and:

### Bedroom 1 16'10" (5.13m) x 8'10" (2.69m) Plus Recess

Window to front. Radiator. Access to a useful eaves storage area. Velux window to the rear. (Large door recess). Door leading to.



#### En Suite Shower Room

Velux window to rear. Modern fitted shower room that has a large walk-in, low profile, shower with a thermostatically controlled rainfall shower head and a separate shower attachment and splash screen. Concealed Low level WC with display above. Wash hand basin to the side with storage cupboard below. Fitted mirror. Heated towel rail. Tile effect karndean flooring. Extractor fan. Inset ceiling lights.

#### Bedroom 2 8'4" (2.54m) x 7'2" (2.18m)

Window to front. Radiator.



#### Bathroom

Obscure glazed window to side. Modern fitted white suite comprising of a panelled bath that has splash back above and a shower attachment. Low level WC. Wash hand basin with storage drawers below. Heater towel rail. Tile effect karndean flooring.

#### Externally

##### Front Garden

To the front of the property the garden is laid to shingle with a shrub bed border to front and side. Timber garden shed. A driveway to the side of the property provides off road parking for up to 3 motor vehicles. Outside lighting, meter box and water tap. Steps lead up to the front entrance door with stainless steel and glass balustrades.

##### Rear Garden

To the rear of the property is a fully enclosed and extremely well maintained garden. Laid immediately adjacent to rear of the property is a crazy paved patio, ideal for outdoor dining / sitting during fine weather. The remainder of the garden is then predominantly laid to lawn that is split with a paved pathway running to the rear of the garden. Steps lead up to a further level area of garden that is laid to artificial grass. Area of garden that is currently used a productive vegetable garden. Mature shrubs and plants. Mature cooking apple tree. Raised planter. Rockery area with small pond. Timber fenced boundaries. Outside power points. Good sized timber shed with windows to one side and that has power and light connected. Front pedestrian access via a timber garden gate to the side.



#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. The property is on a water meter. 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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

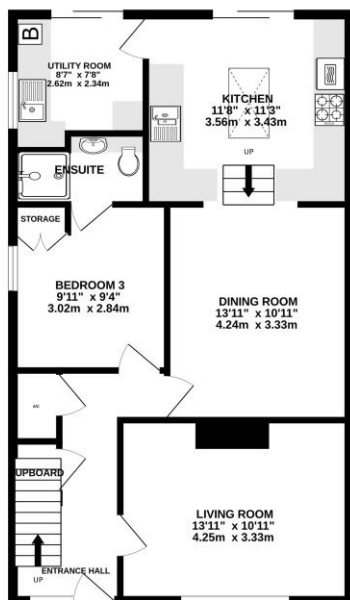
#### Agents Note

These are draft particulars and are awaiting vendors verification

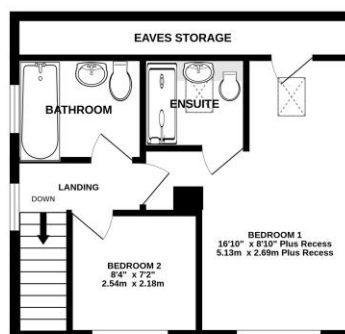




GROUND FLOOR



1ST FLOOR



8 LITTLEMEAD LANE

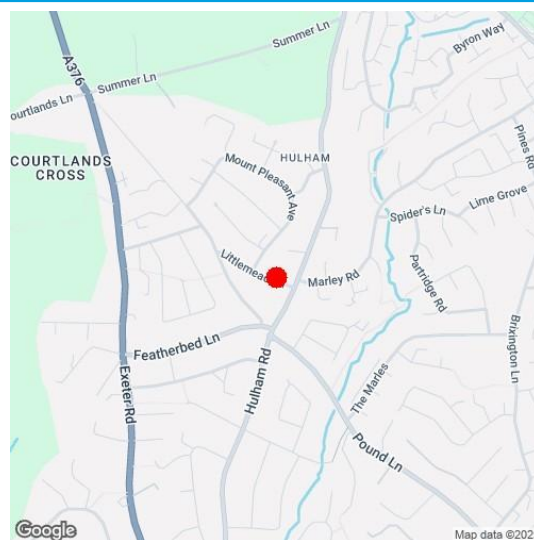
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 into Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout taking the first left into Littlemead Lane 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) A		80
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		25
(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](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.