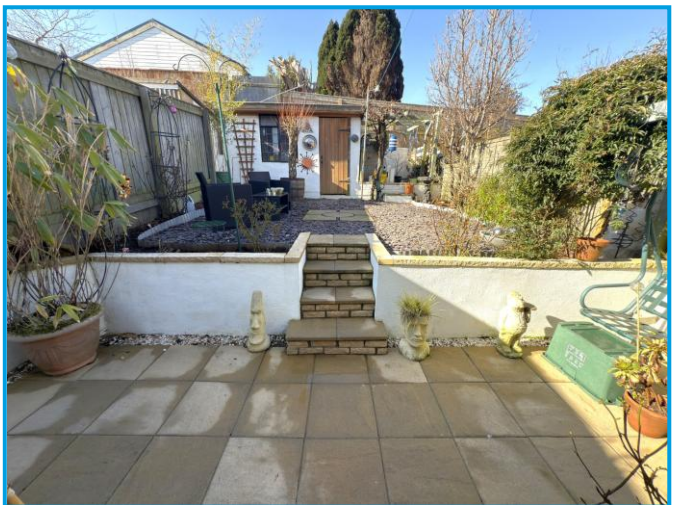


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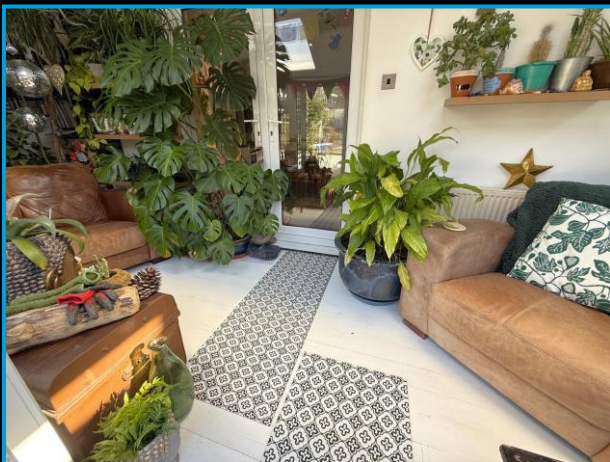
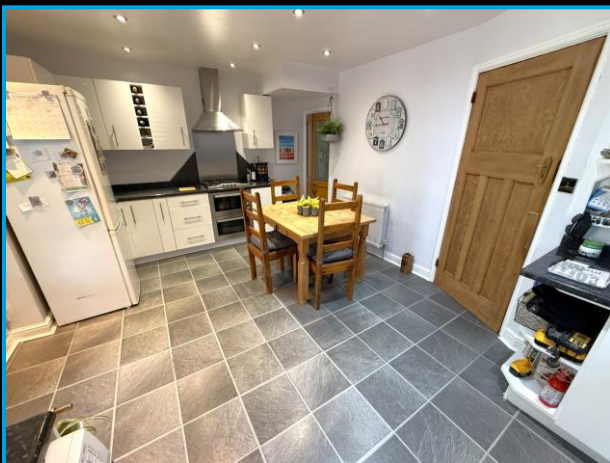
LINKS
ESTATE AGENTS

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Guide Price £325,000
20 Denmark Road, Exmouth, EX8 4AP



• Well Presented 3 Bedroom Semi Detached Family Home • Gas Centrally Heated and uPVC Double Glazed • Bay Fronted Living Room • Open Plan Kitchen / Dining Room & Sun Room • Modern Shower Room • Off Road Parking For 2 Vehicles • Enclosed, Southerly Facing Garden To The Rear • Popular Location. Viewing Advised



Step up to a composite front entrance door with outside lighting leading to:

Ground Floor

Entrance Hall

uPVC double glazed window to side. Staircase rising to first floor. Radiator. Smoke alarm. Doors leading to the kitchen/dining room and:

Living Room 12'6" (3.81m) Into Bay x 11'1" (3.38m)

Walk in uPVC double glazed bay window to front. Radiator.

Kitchen / Dining Room 16'4" (4.98m) x 11'4" (3.45m)

uPVC double glazed window to side. uPVC double glaze French doors leading to a sun room. Range of cupboard and drawer storage units with roll edged work surfaces and matching up stands and tiled splash backs above. Stainless steel one and a half bowl sink with a single drainer unit and a mixer tap above. Built in four ring gas hob with a double electric oven and grill below and filter hood above. Space and plumbing for washing machine. Further space for a free standing fridge freezer. Wall mounted concealed gas fired combi boiler that supplies the central heating and domestic hot water. Radiator. Useful under stairs storage cupboards. Inset ceiling lights.

Sun Room 16'4" (4.98m) x 6'2" (1.88m)

uPVC double glazed sliding patio doors leading out to the rear garden with uPVC double glazed windows to rear and side on rendered brick wall. Radiator.

First Floor

Landing

Access to an insulated loft space. Useful linen storage cupboard. Heated towel rail. Doors leading to:

Bedroom 1 12'6" (3.81m) Into Bay x 9'5" (2.87m) To Wardrobe

Walk in uPVC double glazed bay window to front. Fitted triple wardrobes to one wall with mirror front seat sliding doors. Radiator.

Bedroom 2 8'8" (2.64m) x 8'7" (2.62m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 8'8" (2.64m) x 7'6" (2.29m)

uPVC double glazed window to rear. Radiator

Shower Room

Obscure uPVC double glazed window to front. Modern white suite consisting of a corner shower cubicle with thermostatically controlled shower unit and tiled splash backs. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

Externally

To the front of the property is a concrete driveway that provides off road parking for two motor vehicles side by side.

Rear Garden

The property has an enclosed, southerly facing and easy to maintain rear garden which has a patio area laid immediately adjacent to the property, ideal for outdoor dining and sitting during the fine weather. Steps lead up to the remainder of the garden which is laid to decorative shingle, again being a good spot for outdoor sitting. Shrub bed borders. Timber panel fenced boundaries. Useful brick garden shed to the rear of garden. Outside water tap. Front pedestrian access to side of property via timber garden gate.



Tenure

The property is FREEHOLD

Services

All mains services are connected. Council tax band C. The property is on a water meter.

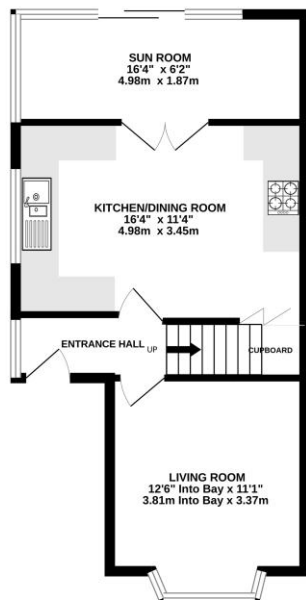
Mortgage Assistance

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

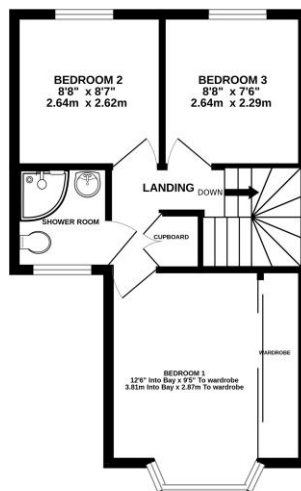
Your home may be repossessed if you do not keep up repayments on your mortgage

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GROUND FLOOR



1ST FLOOR



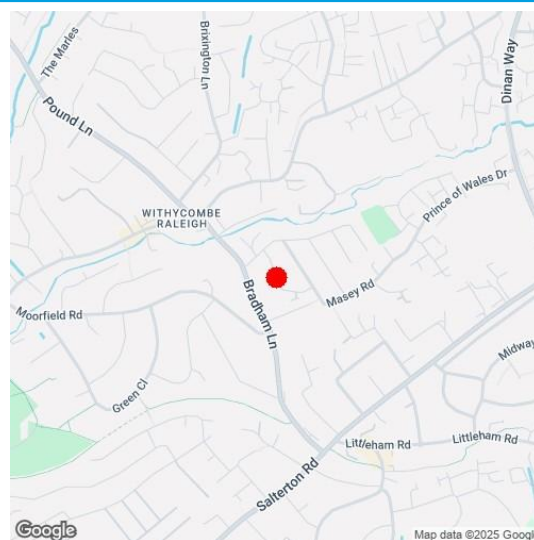
DENMARK ROAD, EXMOUTH

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 off, leave Exmouth along Salterton Road and at Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and then take the first right into Denmark Road, where 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		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
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.