

Guide Price £375,000

11 Cheriswood Avenue, Exmouth, EX8 4HG



- Well Presented & Extended Semi Detached House • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, Living / Dining Room • Modern Fitted Kitchen • 3 Double Bedrooms, 2 Having Fitted Wardrobes • Modern Fitted Bathroom • Landscaped Rear Garden, Garage, Ample Driveway Parking • Cul-De-Sac Location - Viewing Recommended



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, beneath pitched and tiled storm canopy, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted central heating thermostat. Smoke alarm. Useful under stairs storage cupboard. Door leading to living / dining room, open to kitchen and door leading to:

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and vanity wash hand basin. Heated towel rail. Wall mounted electric trip switch fuse box.

Living / Dining Room 16'7" (5.05m) Max x 15'5" (4.7m) Max

uPVC double glazed French doors leading to rear garden with uPVC double glazed window to rear. 2 radiators.

Kitchen 9'1" (2.77m) x 7'5" (2.26m)

uPVC double glazed window to front. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in ring gas hob with filter hood above and eye level double electric oven and grill to side. Space and plumbing for washing machine. Integrated fridge and freezer. Inset ceiling lights.

First Floor

Landing

Staircase rising to Second floor. Smoke alarm. Doors leading to:

Bedroom 1 13'9" (4.19m) To Wardrobe x 10'0" (3.05m)

2 uPVC double glazed windows to rear. Fitted triple wardrobes to one wall. Radiator.

Bedroom 2 13'7" (4.14m) To Wardrobe x 8'2" (2.49m)

2 uPVC double glazed windows to front that gain Exe Estuary and Haldon Hill views. Built - in double wardrobe. Airing cupboard that houses the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator.

Bathroom

uPVC double glazed window to side. White suite comprising panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

Second Floor

Landing

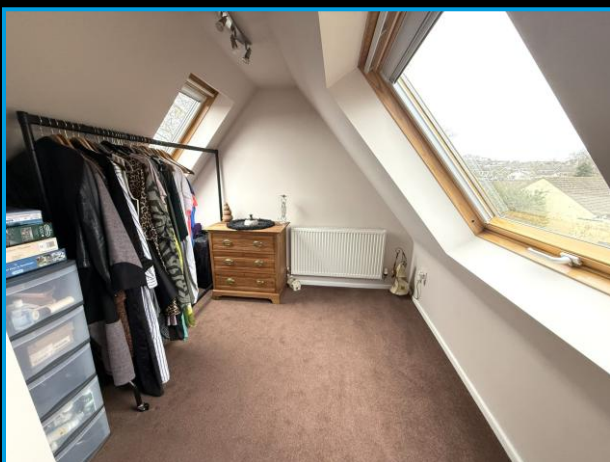
Skylight to front. Door leading to:

Bedroom 3

Dual aspect having 3 double glazed skylights to either side, 1 gaining Exe Estuary and Haldon Hill views. Parts sloped ceilings. This room is split into 2 different areas allowing for bedroom area and dressing room area or study. Radiator.

Externally

To the front of the property, a driveway plus a brick paved off road parking area provides ample parking for up to 4 motor vehicles. Outside gas and electric meter box. Outside water tap. EV charging point. The driveway then leads to:



Detached Garage 17'2" (5.23m) x 8'3" (2.51m)

Remote up and over door to front. Power and light connected. Under eaves storage space.

Rear Garden

The property also enjoys a level, South Easterly facing, enclosed and easy to maintain rear garden. The garden consists of patio area immediately adjacent and to rear of the garden, both being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to artificial grass. Timber panelled fence boundaries. 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

Mortgage Assistance

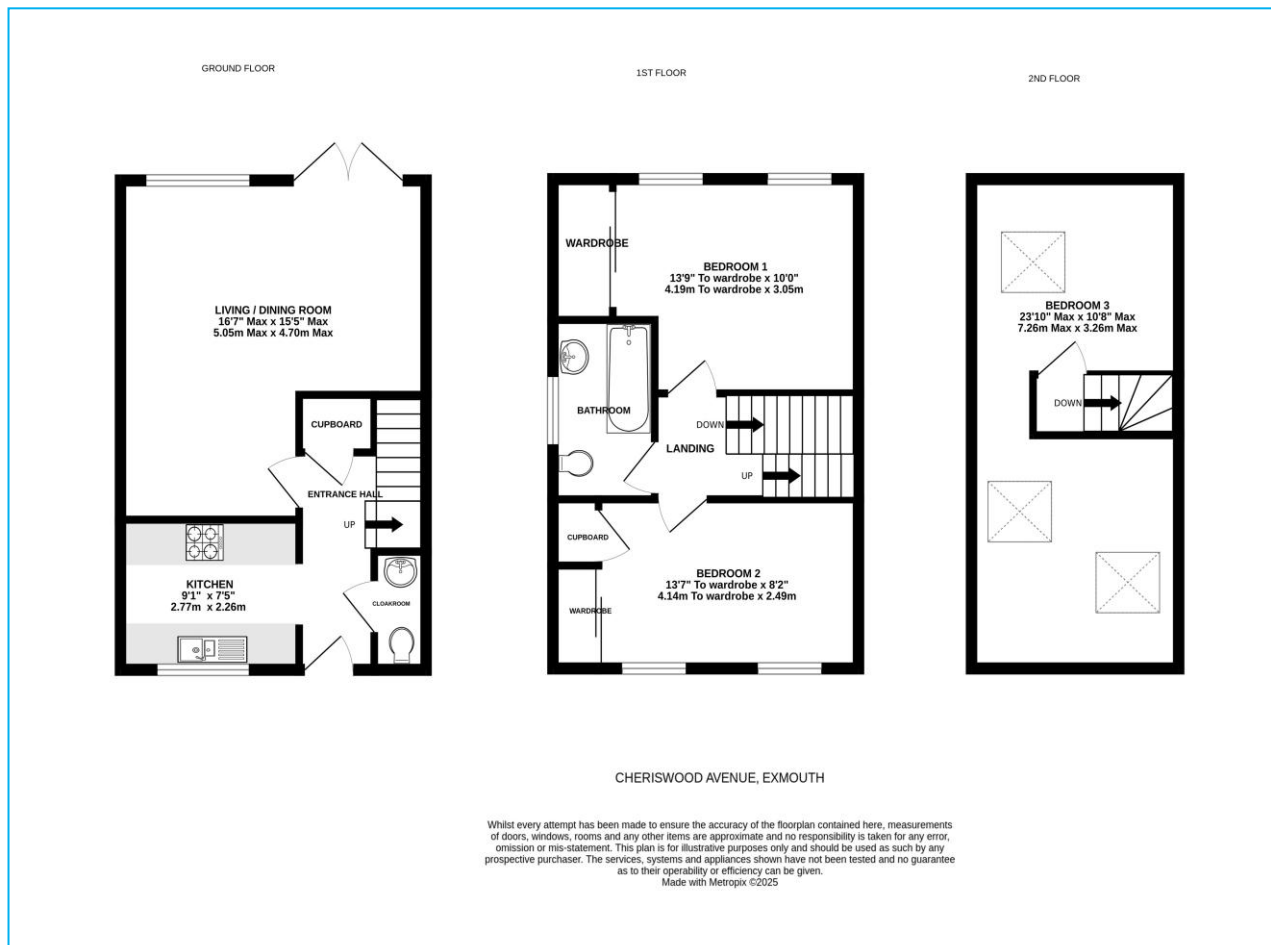
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

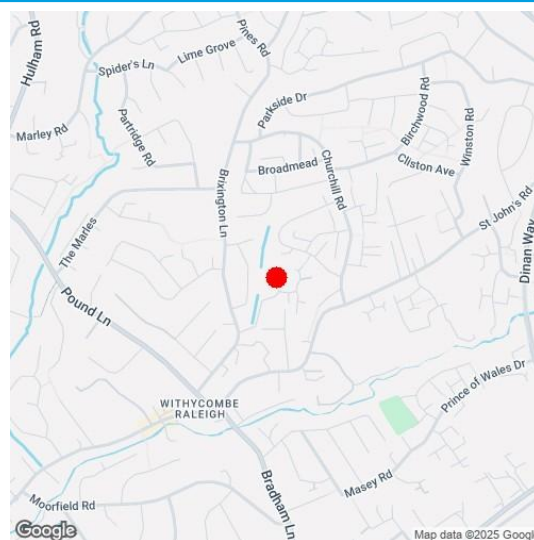


CHERISWOOD AVENUE, EXMOUTH

Directions

From our prominent Town Centre office, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Turn right into Cheriswood Avenue. Follow the road to the left where the property will be found in the top right corner, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		72
(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.