

Guide Price £495,000

The Bungalow, Exmouth Road, Lymington, EX8 5AQ



- Well Presented Detached Bungalow • Separate Detached Workshop / Studio • Bungalow: uPVC Double Glazing & Electric Heating • Living Room With Media Wall • Kitchen / Dining Room, Utility Room • 2 Double Bedrooms, Modern Fitted Shower Room • Workshop, Office & Separate Studio
- Good Sized Gardens, Outskirts Of Lymington



Detached Bungalow

Accommodation

Step up to composite front entrance door, beneath storm porch with outside lighting, leading to:

Entrance Hall

Electric radiator. Smoke alarm. Inset ceiling lights. Airing cupboard housing the hot water cylinder with slatted shelving. Doors leading to kitchen / dining room, both bedrooms, shower room and:

Living Room 15'6" (4.72m) x 10'4" (3.15m)

Dual aspect having uPVC double glazed window to rear and two Velux windows to side. Focal point of Media wall including fitted tv, speakers and log effect electric fire with display shelving and LED lighting. Inset ceiling lights.

Kitchen / Dining Room 19'6" (5.94m) Max x 14'2" (4.32m) Max

Dual aspect having uPVC double glazed French doors leading to rear sun deck, uPVC double glazed window to side and 2 Velux windows to side. Good range of modern fitted cupboard and drawer storage units with heat resistant work surfaces and up stands. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with eye level double electric oven and grill to side. Integrated dishwasher and integrated microwave. Space for American style fridge/freezer etc. Inset ceiling lights. Electric radiator. Flue for wood burner. Door leading to:

Utility Room 10'8" (3.25m) x 5'8" (1.73m)

Obscure uPVC double glazed external door to side. Cupboard storage units with work surface. Stainless steel single sink and drainer unit with mixer tap. Wall mounted electric meter and trip switch fuse box. Access to insulated loft space.

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

UPVC double glaze window to front. Range of fitted wardrobes to one wall. Inset ceiling lights.

Bedroom 2 10'10" (3.3m) x 9'4" (2.84m)

uPVC double glazed window to front. Inset ceiling lights.

Shower Room

Velux window to side. Modern fitted suite comprising double shower tray with thermostatically controlled shower unit, including rainfall water head and tiling to ceiling height. Low level WC. Vanity wash hand basin. Electrically heated towel rail. Tiled flooring with under floor heating. Inset ceiling lights. Extractor fan.

Detached Workshop / Studio

Studio

uPVC double glazed door leads to:

Entrance Lobby

Open to:

Studio Room 17'2" (5.23m) x 10'10" (3.3m)

Dual aspect having uPVC double glazed window to side and rear. Wooden staircase leading to Mezzanine level which has uPVC double glazed window to front. Inset ceiling lights. Door leading to shower room. Subject to any planning permissions and adaption, this space could be converted into further living / holiday rental accommodation.



Shower Room

White suite comprising shower cubicle with electric shower unit and tiling to ceiling height, low level WC and vanity wash hand basin. Inset ceiling lights.

Workshop 27'3" (8.31m) x 18'8" (5.69m)

Electrically operated roll up and over door to front and rear. Mezzanine level. Power and light connected. Open to:

Workshop 2 17'4" (5.28m) x 7'11" (2.41m)

Range of cupboard storage units with work surfaces. Door leading to:

Office 10'5" (3.18m) x 7'5" (2.26m)

Obscure uPVC double glazed window to rear. Wooden staircase rising to mezzanine level. Inset ceiling lights.



Gardens

Another feature of this property are the good sized and private gardens. To the rear of the bungalow is a good size Timber decking Veranda / sun deck which is an ideal space for outdoor dining and sitting during the fine weather. The remainder of the grounds are then laid mainly to lawn, with shrub and herbaceous bed and borders that provide year round interest and colour. Timber panelled fence and hedge boundaries. Outside water tap. Outside lighting. Rear pedestrian access via timber garden gate. Outside lighting on bungalow. To the front of the bungalow, a raised decking area and Veranda gives access to the front entrance door. The front garden is then level and laid to lawn with timber panel fence and hedge boundaries. Timber garden shed. Front pedestrian access via timber garden gate to a gravel area which then borders the road.

Tenure

The property is FREEHOLD

Services

Mains Water, Drainage and Electric 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

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

The property has no vehicular access or parking. Formal access is on foot only to the front of the property. These are draft sales particulars and are awaiting vendors verification



GROUND FLOOR




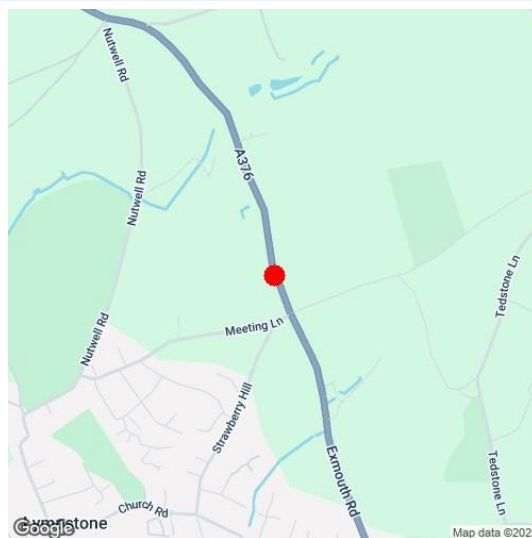
THE BUNGALOW, EXMOUTH ROAD, LYMPTONE

Whilst 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 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 down Rolle Street, passing The Strand Gardens, turning left, then right, at the roundabouts into Marine Way and passing Exmouth Train Station. Continue through 2 sets of traffic lights, into Exeter Road and heading towards Lymptone. Pass the Saddlers Arms on your left, then after passing the next junction, 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			106
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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:
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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.