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LINKS
ESTATE AGENTS

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Guide Price £294,950

83 Meadow View Road, Exmouth, EX8 4ES



- Well Presented Semi Detached House • Popular Cul-De-Sac Location • Gas Central Heating & Double Glazing • 24' Living / Dining Room, Useful Rear Porch • Modern Fitted Kitchen • 3 First Floor Bedrooms & Bathroom • Garage, Driveway, Enclosed Rear Garden • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, beneath storm canopy with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor. Wall mounted electric trip switch fuse box. Smoke alarm. Open to:

Living / Dining Room 24'5" (7.44m) Max x 11'4" (3.45m) Max

Living Area 15'3" (4.65m) x 11'4" (3.45m)

UPVC double glazed bay window to front with deep sill. Useful under stairs storage cupboard which has the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Wall mounted central heating thermostat. Open to:

Dining Area 8'10" (2.69m) x 6'8" (2.03m)

uPVC double glazed sliding patio doors leading to rear porch. Radiator. Open to:

Kitchen 8'8" (2.64m) x 7'10" (2.39m)

uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with work surfaces and matching splash backs. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc.

Rear Porch

uPVC double glazed external door leading to rear garden and uPVC double glazed windows to rear and side. Door leading to garage.

First Floor

Landing

uPVC double glaze window to side. Access to insulated and part boarded loft space. Useful storage cupboard. Smoke alarm. Doors leading to:

Bedroom 1 14'3" (4.34m) x 8'6" (2.59m)

uPVC double glazed window to front. Radiator.

Bedroom 2 10'7" (3.23m) x 8'6" (2.59m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 8'0" (2.44m) x 11'1" (1.8m)

uPVC double glazed window to front. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled shower unit over, including rainfall water head, concealed cistern WC and vanity wash hand basin. Fully tiled walls. Heated towel rail.



Externally

The open plan Front Garden is laid to lawn with a pathway and steps leading to the front entrance door. Timber panel fenced boundaries to either side. A driveway provides off road parking for up to 2 motor vehicles which also leads to:

Garage 17'8" (5.38m) x 7'10" (2.39m)

Up and over door front. Personal door leading to rear porch. Power and light connected. Gas meter. Cold water tap.

Rear Garden

There is an enclosed Rear Garden which has a patio area, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn. Timber panelled fenced boundaries.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

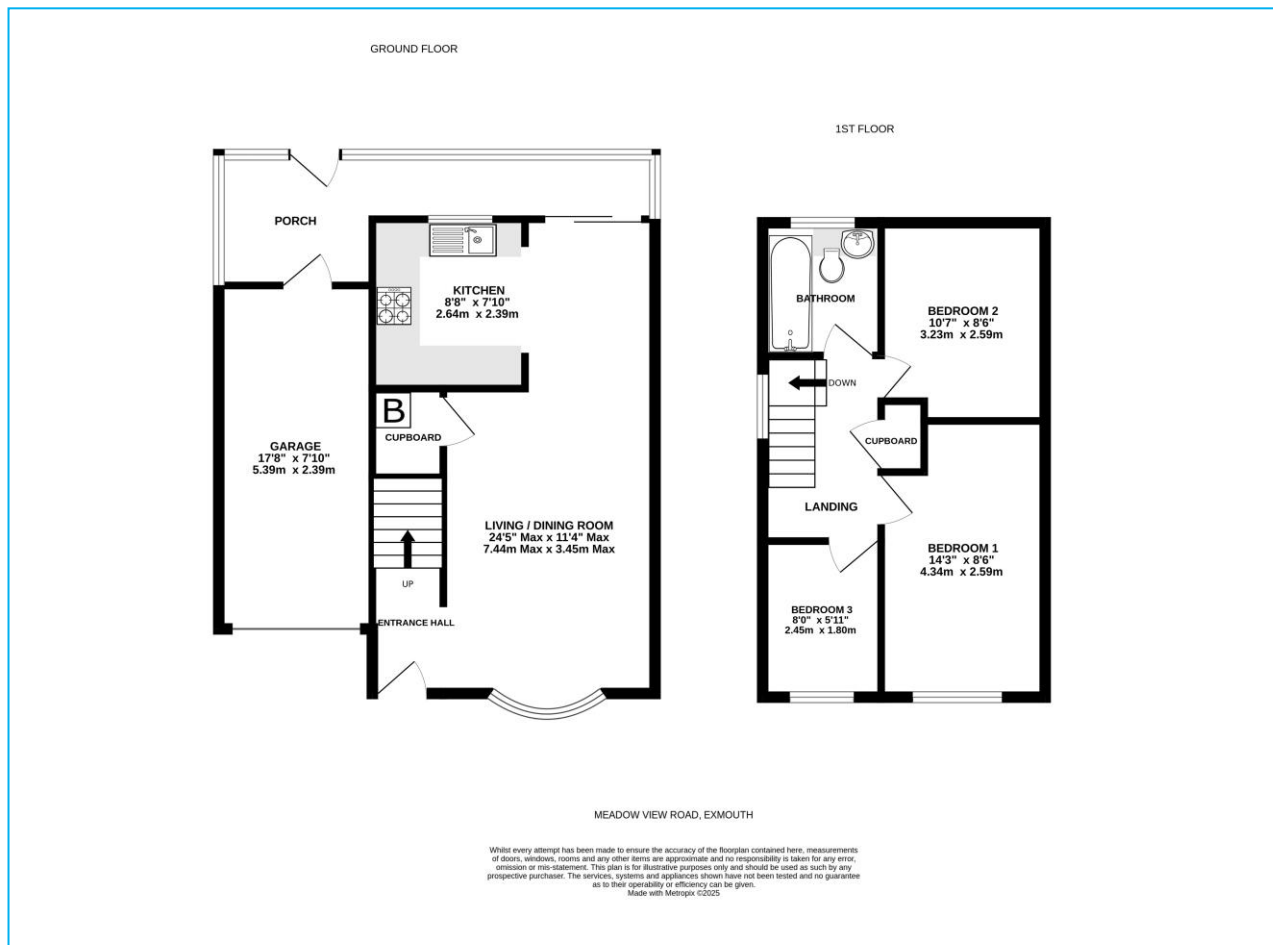
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Note

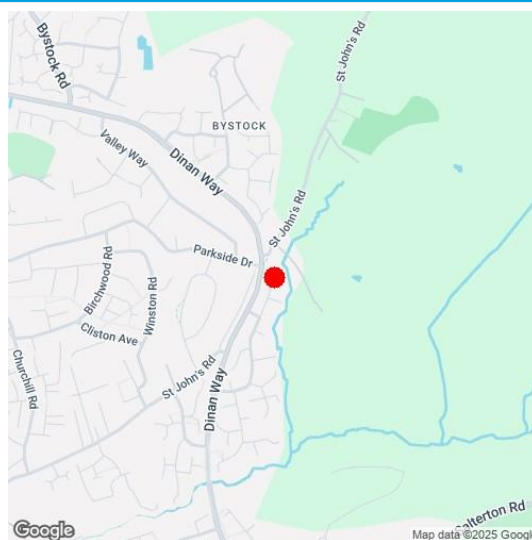
These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed up Rolle Street turning left at the mini roundabout along Salterton Road. After passing Tesco and Lidl on the left, and at the traffic lights, turn left onto Dinan Way. Take the 5th turning right into Meadow View Road, bear left where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(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.