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LINKS
ESTATE AGENTS

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Guide Price £289,950

3 Jocelyn Road, Budleigh Salterton, EX9 6SF



- 3 Bedroom Mid Terrace Family Home • Gas Centrally Heated & uPVC Double Glazed • Living Room & Dining Room • Modern Kitchen With Integrated Appliances • Modern Fitted Bathroom • Enclosed Garden To Rear • Located Close To Primary School & Town Centre • NO ONWARD CHAIN



Composite front entrance door with small obscure glazed inset window leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Tiled flooring. Radiator. Inset ceiling lights. Smoke alarm. High level electric trip switch fuse and meter box. Part glazed door leading to:

Dining Room 12'11" (3.94m) x 12'0" (3.66m)

Double opening fully glazed French doors leading out to the rear garden. Radiator. Fitted breakfast bar with a storage cupboard and wine cooler beneath. Laminate flooring. 2 x Useful under stairs storage cupboards. Doorway to kitchen and archway leading to:

Living Room 11'7" (3.53m) x 10'6" (3.2m)

Window to front. Laminate flooring. Storage shelving to one chimney alcove. Built in cupboard to other alcove with display and shelving above. Focal point of a fireplace recess with a slate hearth and a tiled back and wood mantle above. Inset ceiling lights.

Kitchen 12'7" (3.84m) x 8'1" (2.46m)

Window to rear. Excellent range of modern fitted floor standing and wall mounted cupboard and drawer storage units with work surface above and complementary tiled splashbacks above. Five ring gas hob with extractor hood above. 2 x Built in electric ovens. Space for a free standing American style fridge freezer. Integrated washing machine and dishwasher. Inset single bowl sink with mixer tap above. Underfloor heating.

First Floor

Half Landing

Steps leading to main landing and doors leading to:

Bedroom 3 8'1" (2.46m) x 6'1" (1.85m) Plus Recess

Window to rear. Radiator. Laminate flooring. Access to loft space.

Bathroom

Obscure glazed window to side. Modern fitted white suite comprising of a tiled panelled bath with tiled splash backs to ceiling height, thermostatic controlled rainfall shower head and separate shower attachment and a folding splash screen. Concealed cistern WC with display above. Wash hand basin with mixer tap above and storage cupboards beneath. Wall mounted mirrored medicine cabinet. Tiled flooring. Heated towel rail. Inset ceiling lights.

Landing

Access to an insulated loft space. Smoke alarm. High level window to rear. Inset ceiling lights. Doors lead leading to:

Bedroom 1 12'10" (3.91m) x 10'6" (3.2m)

2 x Windows to front. Radiator.

Bedroom 2 13'0" (3.96m) x 9'5" (2.87m)

Window to rear. Radiator.

Externally

Front Of Property

To the front of the property is a small area of garden laid to a hardstanding. Outside meter box. Outside Courtesy lighting.

Rear Garden

To the rear of the property is a fully enclosed and easy to



maintain courtyard garden that provides the ideal space for outdoor dining and sitting during fine weather. Access to outside storage cupboard (formally WC) that also houses a wall mounted, gas fired combination boiler. Rear pedestrian access via a timber garden gate to the rear leading out to a service lane. Outside lighting.

Tenure

The property is FREEHOLD

Services

All main 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

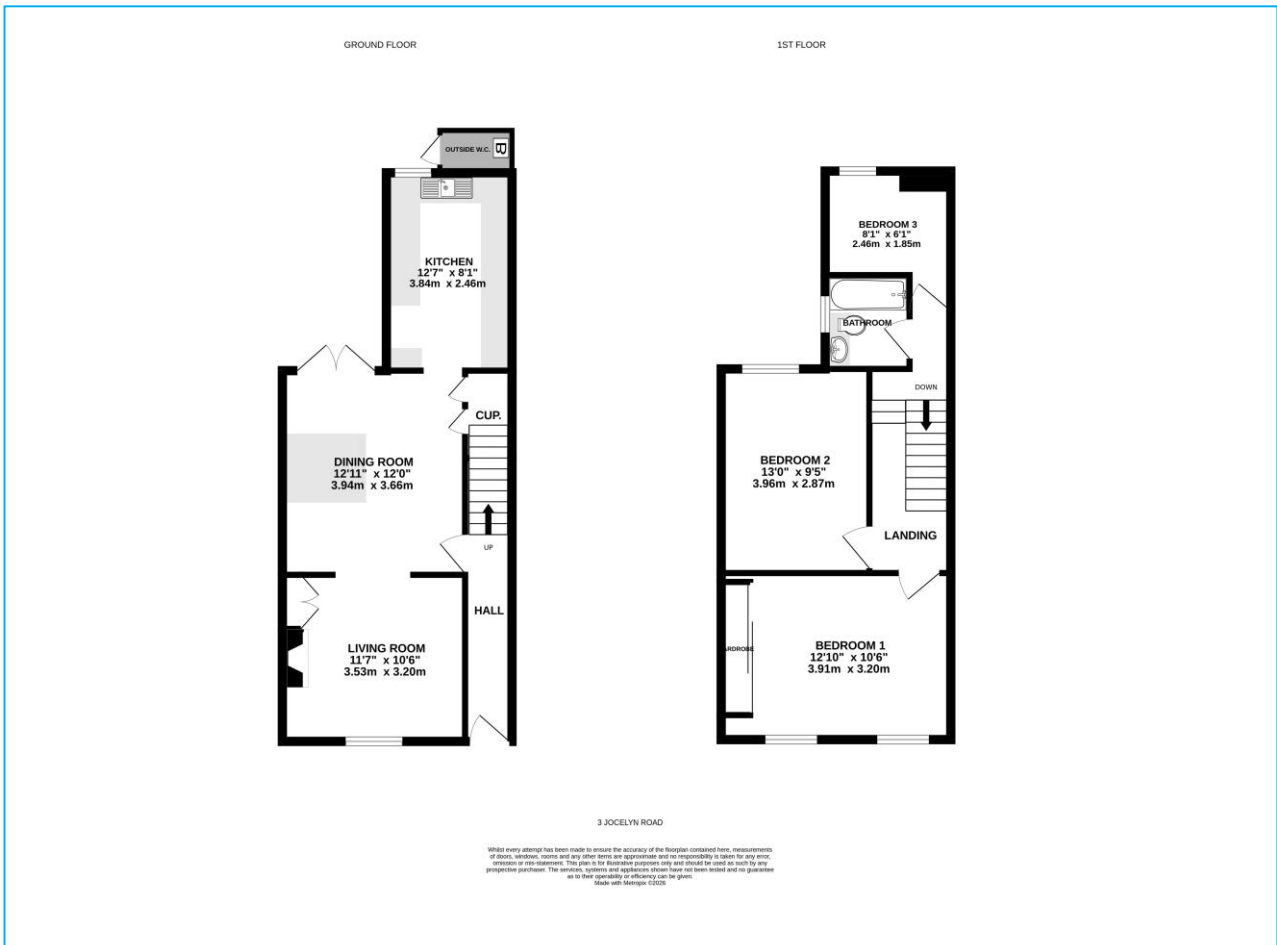
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification





Directions

From Exmouth, proceed out of town along Salterton Road. After passing the re-cycling centre, turn right at the mini roundabout. Take the next left into Knowle. After passing the Village Hall on your right, take the next turning right into Bedlands Lane. At the end of the road, turn left into Barn Lane and take the next right into Greenway Lane. Turn right into Jocelyn Road where the property will be found immediately on the right, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
<p>Most energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-58 F</p> <p>1-10 G</p> <p>Not energy efficient - higher running costs</p>	
64	77
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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.