

Guide Price £725,000
4 Heatherdale, Exmouth, EX8 2HZ



- Extended 4-5 Bedroom Detached House • Popular Cul-De-sac Within 'The Avenues'
- Gas Central Heating & Double Glazing • Cloakroom, 24' Kitchen / Dining Room
- Dual Aspect Living Room, Office / Bedroom 5 • 4 First Floor Bedrooms & Bathroom
- Garage, Ample Off Road Parking • Good Sized Front & Rear Gardens



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, beneath open porch including tiled flooring, leading to:

Entrance Porch

Half obscure glazed wooden door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboards. Radiator. Smoke alarm. Doors leading to living room, kitchen/dining room and:

Cloakroom

Obscure uPVC double glazed window to side. Modern fitted suite of low level WC and bespoke wash hand basin with mixer tap. Tiled splashback. Radiator. Tiled flooring.

Living Room 18'11" (5.77m) x 11'11" (3.63m)

Dual aspect having uPVC double glazed windows to front and rear. 2 radiators. Door leading to:

Office / Bedroom 5 14'11" (4.55m) x 9'5" (2.87m)

Dual aspect having double glazed windows to front and uPVC double glazed French door to rear garden. Radiator.

Kitchen / Dining Room 24'3" (7.39m) x 13'4" (4.06m)

Dual aspect having uPVC double glazed French doors leading to rear garden, 2 uPVC double glazed windows to side and obscure uPVC double glazed external door to side leading to garage. Good range of modern fitted cupboard and drawer storage units with work surfaces and matching up stands. Composite one and a half bowl sink with single drainer unit and mixer tap. The cooker in situ is included in the sale, glass splash back and filter hood above. Integrated washing machine and heat pump tumble dryer. Space and plumbing for dishwasher. Further space for American style fridge/freezer etc. Inset ceiling lights.

First Floor

Landing

uPVC double glazed window to front. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Access to insulated loft space. Smoke alarm. Useful linen storage cupboard with slatted shelving. Doors leading to:

Bedroom 1 13'4" (4.06m) x 11'7" (3.53m)

Dual aspect having uPVC double glazed windows to either side. Radiator

Bedroom 2 11'10" (3.61m) Plus Recess x 10'10" (3.3m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 11'8" (3.56m) x 7'11" (2.41m)

uPVC double glazed window to side. Radiator.

Bedroom 4 11'11" (3.63m) x 7'8" (2.34m)

uPVC double glazed window to front gaining distant Haldon Hill views. Radiator.

Bathroom

Obscure uPVC double glazed window to side. White suite comprising panelled bath with thermostatically controlled shower unit over, low level WC and wall mounted wash hand basin. Heated towel rail. Fully tiled walls.



Externally

The property enjoys a good sized and level gardens to the front of the property. The gardens are laid to lawn with a low brick wall boundary to front and driveway parking. Gas meter box. Outside lighting. Driveway leads to:

Garage 16'11" (5.16m) x 9'5" (2.87m)

Roll up and over door to front. Window to rear. Power and light connected. Personal door to side leading to rear porch.

Rear Garden

The property enjoys a good sized and enclosed garden to the rear which includes a timber decking area immediately adjacent the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with timber panel fence and hedge boundaries. Outside power points. Outside lighting. Good sized timber summer house. Outside water tap. Front pedestrian access to side of property, via side porch, with uPVC door.

Tenure

The property is FREEHOLD

Services

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

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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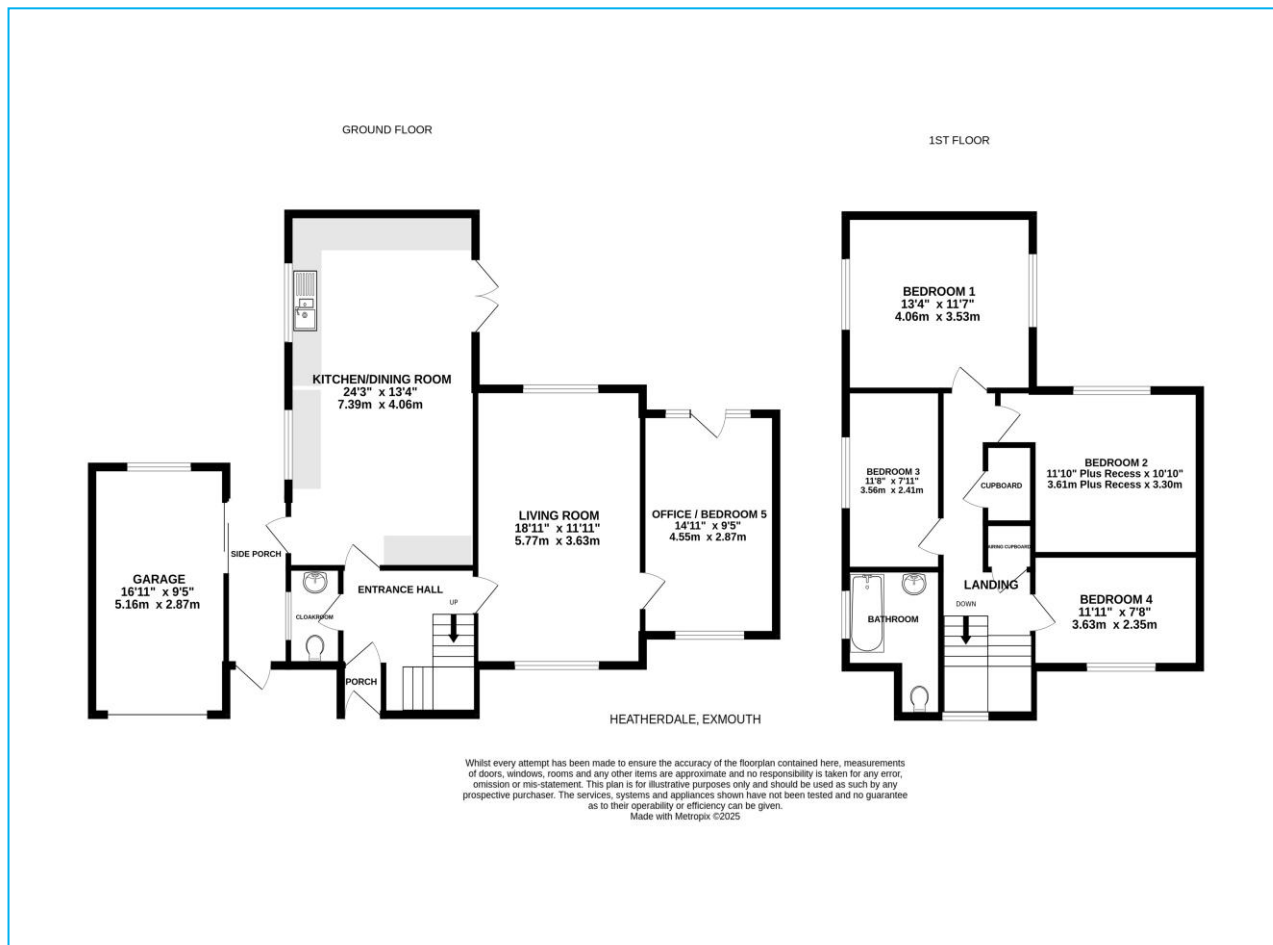
Agents Note

These are draft particulars and are awaiting vendors verification

01395 222350

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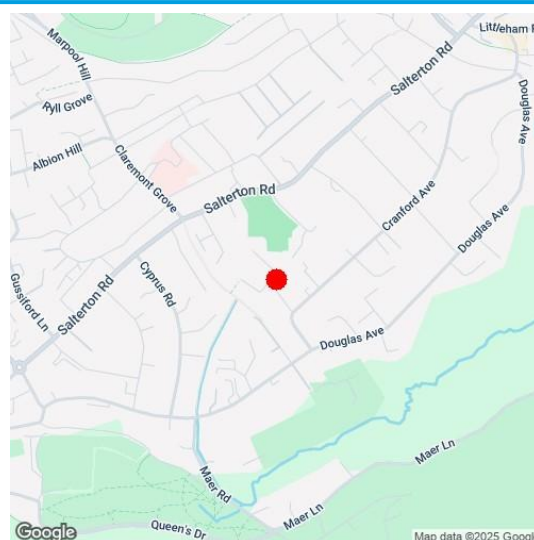
exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk



Directions

From our prominent Town Centre office, turn into Rolle Street, onto Rolle Road and at the mini roundabout, proceed straight ahead onto Douglas Avenue, passing The Deaf Academy on the left hand side. Take a left hand turning into Cranford Avenue and straight ahead into Cranford Close. Turn right into Heatherdale where the property will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		57
(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.

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