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Offers in Excess of £470,000
55 Halsdon Avenue, Exmouth, EX8 3DH



- Detached Bungalow In Sought After Location • Gas Central Heating & Double Glazing
- Reception Hall, Kitchen • Living / Dining Room & Conservatory • 2 Double Bedrooms, Bathroom / WC & Further WC • Potential Loft Conversion, Subject To Planning • Southerly Facing Rear Garden
- Garage, Ample Driveway Parking



Accommodation

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

Reception Hall 20'5" (6.22m) x 7'11" (2.41m)

Obscure uPVC double glazed window to front. 2 radiators. Laminate flooring. Airing cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Further useful linen storage cupboard. Smoke alarm. Wall mounted central heating thermostat. Access to insulated and boarded loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation, via trap door with ladder. Doors leading to kitchen, both bedrooms, bathroom and:

Living / Dining Room 25'1" (7.65m) Max x 15'11" (4.85m) Max

An L shaped room.

Living Area 15'11" (4.85m) x 14'3" (4.34m)

uPVC double glazed door with uPVC double glazed window adjacent leading to the conservatory that also gains lovely Exe Estuary, Haldon Hill and South Devon coastline views. Radiator. Open arch leading to:

Dining Area 10'10" (3.3m) x 10'4" (3.15m)

uPVC double glazed window to side. Radiator. Door leading back to reception hall.

Conservatory 29'8" (9.04m) x 5'10" (1.78m)

uPVC double glazed French doors leading to rear garden with uPVC double glazed windows to rear and side, on rendered dwarf brick walls, gaining those Exe Estuary and Haldon Hill views.

Kitchen 10'10" (3.3m) x 8'10" (2.69m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with double electric oven and grill below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Door leading to:

Rear Porch

External door leading to front.

Bedroom 1 15'0" (4.57m) x 11'11" (3.63m)

uPVC double glazed window to rear overlooking the Conservatory and gaining those South Devon coastline views. 2 built - in wardrobes with cupboard storage above. Radiator.

Bedroom 2 11'11" (3.63m) x 9'11" (3.02m) To Wardrobe

uPVC double glazed window to front. 2 fitted double wardrobes. Radiator.

Bathroom

Obscure uPVC double glazed window to side. White suite comprising panelled bath, low level WC and pedestal wash hand basin. Tiling to dado height. Radiator. Shaver light and socket.

Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and wall mounted wash hand basin. Wood panelling to dado height. Radiator.



First Floor

Loft Rooms

As already stated, subject to gaining the correct planning permissions, these could be converted to provide further living accommodation.

Loft Room 1 13'1" (3.99m) x 13'0" (3.96m)

uPVC double glazed window to rear gaining far reaching Exe Estuary, Haldon Hill, Sea and South Devon coastline views.

Loft Room 2

Window to front. This space is boarded. Light connected.

Externally

There is an easy to maintain and enclosed Front Garden which is planted to provide year round interest and colour. Brick paved patio area. Exe Estuary and Haldon Hill views are gained from here. Low brick wall boundaries. There is a driveway leading to the garage and further brick paved off road parking area, both providing off road parking for several motor vehicles. Driveway then leads to:

Garage 24'3" (7.39m) x 9'1" (2.77m)

Up and over door to front. Personal door to rear leading to rear garden. uPVC double glazed window to rear. Gas and electric meters. Wall mounted electric trip switch fuse box. Power and light connected. Cold water tap.

Rear Garden

The property has an enclosed and level rear garden which includes a patio area immediately adjacent the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Hedge boundaries. Front pedestrian access to side of property or through the garage.

Tenure

The property is FREEHOLD

Services

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

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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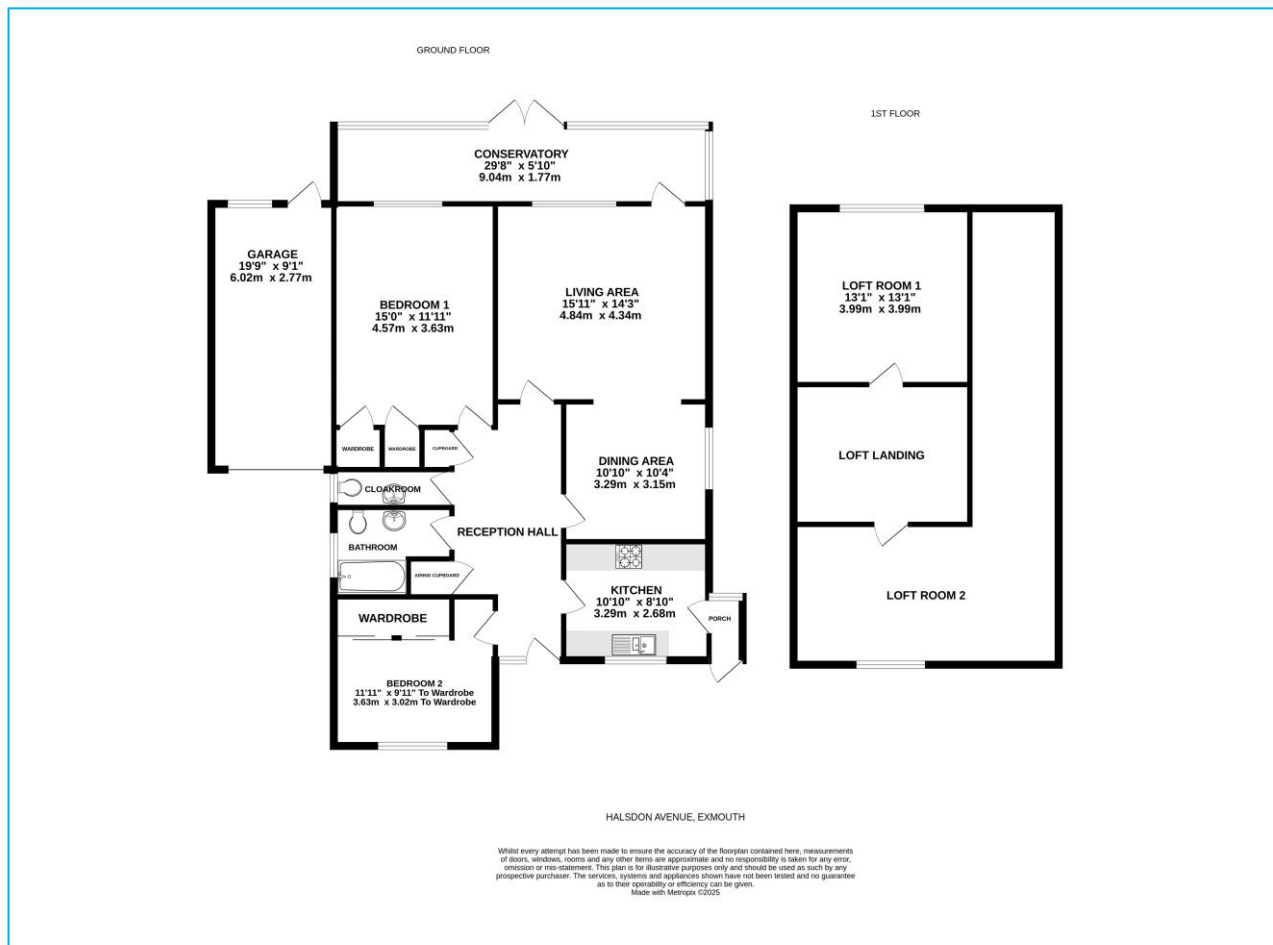
Agents Note

These are draft particulars and are awaiting vendors verification.

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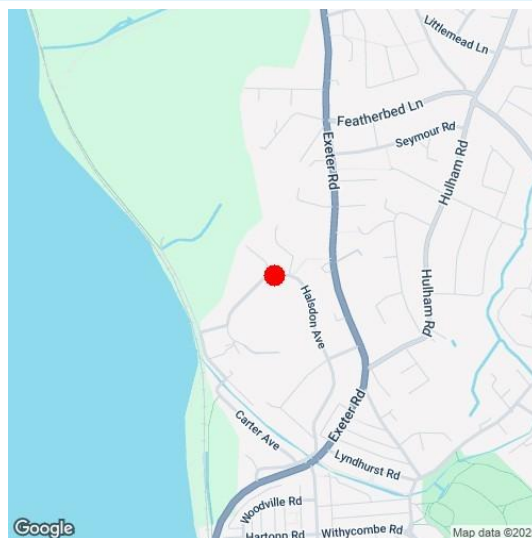
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Directions

From our prominent Town centre office, proceed down Rolle Street, passing The Strand Gardens, turning left then right at the mini roundabouts, passing the Train Station and into Marine Way. Proceed through 2 sets of traffic lights and take the next left into Belle Vue Road. Turn right into Halsdon Avenue where the property will be found on the left hand side, clearly identified by our For Sale board.



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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