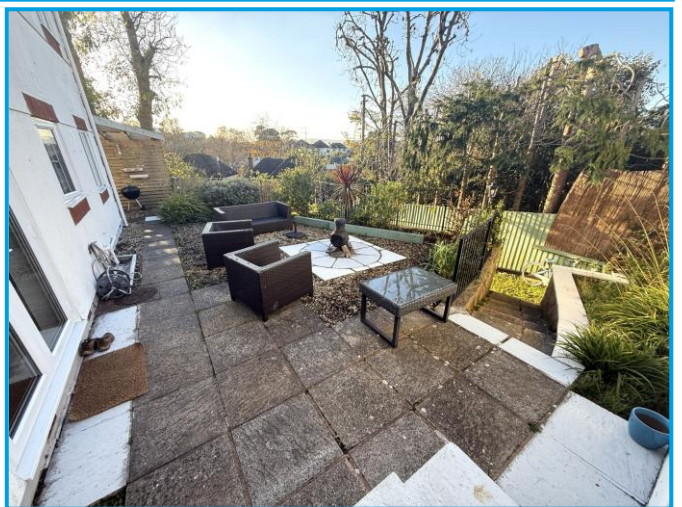


Guide Price £675,000

17 Avondale Road, Exmouth, EX8 2NQ



- Impressive Detached House In Sought After Cul-De-Sac • Gas Central Heating & Double Glazing
- Ground Floor Cloakroom, Dual Aspect Living Room • Dual Aspect Kitchen / Dining Room, Study
- 4 First Floor Double Bedrooms • Master En - Suite & Family Bathroom • Exe Estuary Views From The Rear • Landscaped Gardens, Double Garage & Driveway



Accommodation

Ground Floor

Composite front entrance door, beneath pitched and tiled storm porch, with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard that includes the trip switch fuse box. Radiator. Wooden flooring. Smoke alarm. Doors leading to living room, kitchen / dining room, study and:

Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and wall mounted wash hand basin. Tiled splashback's. Radiator. Tiled flooring.

Living Room 16'2" (4.93m) Plus Bay x 12'11" (3.94m)

Dual aspect having uPVC double glazed square bay window to front with deep sill and storage cupboard, 2 obscure uPVC double glazed windows to side. Focal point of fitted coal effect gas fire within a fireplace surround having a marble back and hearth. Radiator. Wooden flooring.

Kitchen / Dining Room 24'11" (7.59m) x 11'7" (3.53m)

Dual aspect having uPVC double glazed external door side, uPVC double glazed French doors to rear leading to rear garden and 2 uPVC double glazed windows to rear gaining Haldon Hill views. Good range of modern fitted cupboard and drawer storage units with Corian work surfaces, breakfast bar and matching up stands. Belfast sink with mixer tap and work top drainer. The Range style cooker in situ is included in the sale, filter hood above. Space and plumbing for dishwasher and washing machine. Further space for American style fridge / freezer etc. 2 radiators. Tiled flooring. Wall mounted, concealed gas fired boiler that supplies the central heating and domestic hot water. Inset ceiling lights.

Study 9'1" (2.77m) x 6'3" (1.91m)

uPVC double glazed window to front. Radiator.

First Floor

Landing

uPVC double glazed window to side. Access to insulated and part boarded loft space via trap door with ladder. Radiator. Smoke alarm. Wall mounted central heating thermostat. Airing cupboard housing the hot water tank with slatted shelving. Doors leading to 4 bedrooms and bathroom.

Bedroom 1

uPVC double glazed window to front with open Outlook. Built - in, walk - in single wardrobe with hanging rail and shelving. 2 fitted double wardrobes with hanging rail, shelving and louvre fronted doors. Radiator. Door leading to:

En - Suite

Obscure uPVC double glazed window to side. White suite of shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Radiator. Shaver light and socket. Extract the fan.

Bedroom 2 14'11" (4.55m) x 8'10" (2.69m)

uPVC double glazed window to rear gaining Exe Estuary and Haldon Hill and views over Exmouth. Radiator.



Bedroom 3 12'11" (3.94m) x 9'3" (2.82m)

uPVC double glazed window to rear gaining views of the Exe Estuary, Haldon Hills and over Exmouth. Radiator.

Bedroom 4 12'0" (3.66m) x 6'3" (1.91m)

2 uPVC double glazed windows to front. Radiator.

Bathroom

Obscure uPVC double glazed windows to rear. White suite of panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Radiator. Fully tiled walls and floor. Shaver socket. Extractor fan.

Externally

The property enjoys gardens which wrap around the property. The Front Garden is laid mainly to lawn with Flagstone steps and pathway leading down to the front entrance door. Further shingle area and rockery to side planted to provide year round interest and colour. A driveway to side of the property provides off road parking for up to 3 motor vehicles which then leads to:

Double Garage 18'6" (5.64m) x 17'0" (5.18m)

Up and over door front. Under eaves storage space. Power and light connected. Within and to the rear of the garage, a door lead's to a useful:

Storage Room 7'9" (2.36m) x 7'5" (2.26m)

uPVC double glazed sliding patio door into garage, storage units with worktop and stainless steel single sink and drainer unit. Tiled flooring. Power and light connected.

Rear Garden

There is an enclosed, landscaped and private Rear Garden consisting of a patio and shingle area immediately to the rear and side of the property, being ideal spaces for outdoor dining and sitting during fine weather, including taking in the Haldon Hill views. Steps then lead down to remainder of the garden, which again has ease of maintenance in mind and could be an ideal spot for erecting a building / studio for example. Timber panelled fenced boundaries. Front pedestrian access to either side of the property via timber garden gates. Outside water tap. Outside meter boxes.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

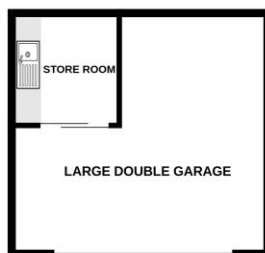
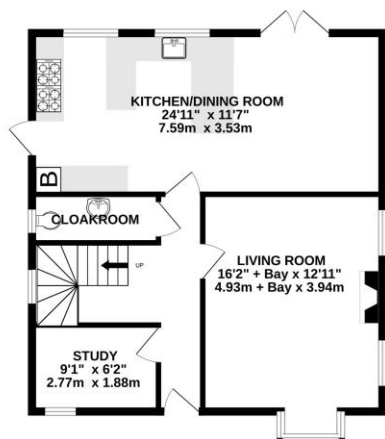
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

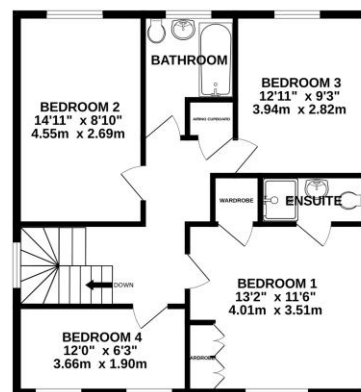
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GROUND FLOOR



1ST FLOOR



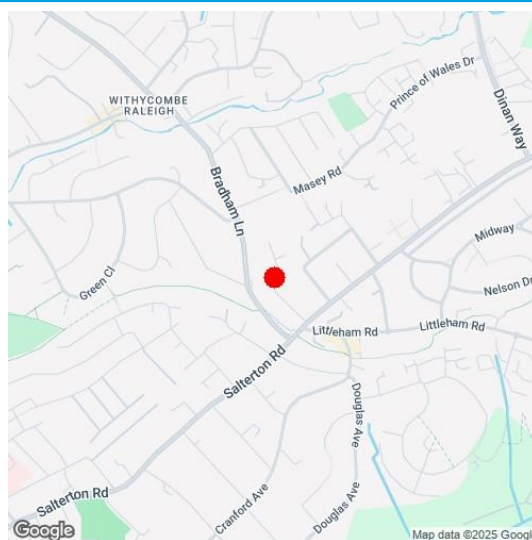
AVONDALE ROAD, EXMOUTH

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, turn left onto Rolle Street and continue onto Rolle Road. At the roundabout, turn left onto Salterton Road. After passing through the second set of traffic lights, take the first left turn into Avondale Road. The property will be found on the left hand side, where the road bends to the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		35
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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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.