

**Guide Price £320,000**  
**27 Anson Road, Exmouth, EX8 4NY**



- Spacious 3 Bedroom Detached Bungalow • Generous Corner Plot Location
- Dual Aspect Lounge/Dining Room • Kitchen/Breakfast Room • Bathroom/WC
- Gas Central Heating And Double Glazing • Mature Gardens, Driveway And Garage
- NO ONWARD CHAIN



## Accommodation

Double glazed entrance door with side panel window and outside courtesy light leading to:

### Entrance Hall

Spacious hallway. Radiator. Built-in airing cupboard housing floor standing gas fired boiler supplying domestic hot water and central heating. Further storage cupboard. Hatch to loft space. Doors to:

### Lounge/Dining room 16'6" (5.03m) x 10'11" (3.33m) Plus Recess

Dual aspect with double glazed windows to the front and side. Open grate fireplace with tiled surround. 2 Radiators.

### Kitchen/Breakfast Room 12'8" (3.86m) x 11'1" (3.38m)

Dual aspect with double glazed windows to the rear and side. Base cupboard and drawer units. Wall mounted units. Roll edge work top surfaces. Tiled splash backs. Double drainer sink unit. Integrated electric oven. Inset 4 ring gas hob. Cooker hood over. Space and plumbing for washing machine. Radiator. TV aerial point. Double glazed door to the rear garden.

### Bedroom 1 12'11" (3.94m) x 10'11" (3.33m)

Double glazed window to the front with open outlook. Radiator.

### Bedroom 2 9'11" (3.02m) x 10'0" (3.05m) Including Wardrobes

Double glazed window to the rear. Radiator. Built-in wardrobe/storage cupboards.

### Bedroom 3 10'11" (3.33m) x 7'1" (2.16m)

Double glazed window to the front. Radiator.

### Bathroom/WC

Obscured double glazed window to the rear. Panelled bath. Built-in shower. Shower screen. Pedestal wash hand basin. Close-coupled WC. Wall mounted mirror. Shaver/light point. Radiator. Built-in storage cupboard. Wall tiling.

### Externally

The property occupies a generous corner with a pathway leading to the front entrance door and mature lawns with attractive flower and shrub borders wrapping around the front and side of the property. There are timber gates to both sides of the property giving access into the rear garden.

The sunny aspect rear garden is enclosed and offers some distant hill views. A covered area adjoins the rear kitchen door and leads onto a paved patio area with access onto the main garden which is laid to lawn with mature flower and shrub borders. Lean-to timber shed. Outside water tap.

### Driveway

Accessed off Frobisher Road. Providing off road parking and leading to:

### Garage 15'2" (4.62m) x 8'1" (2.46m)

Up and over door. Power and light. Window to the rear.





### **Tenure**

The property is LEASEHOLD. Please see Agents Note below.

### **Services**

All mains services are connected. Council Tax Band D

### **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

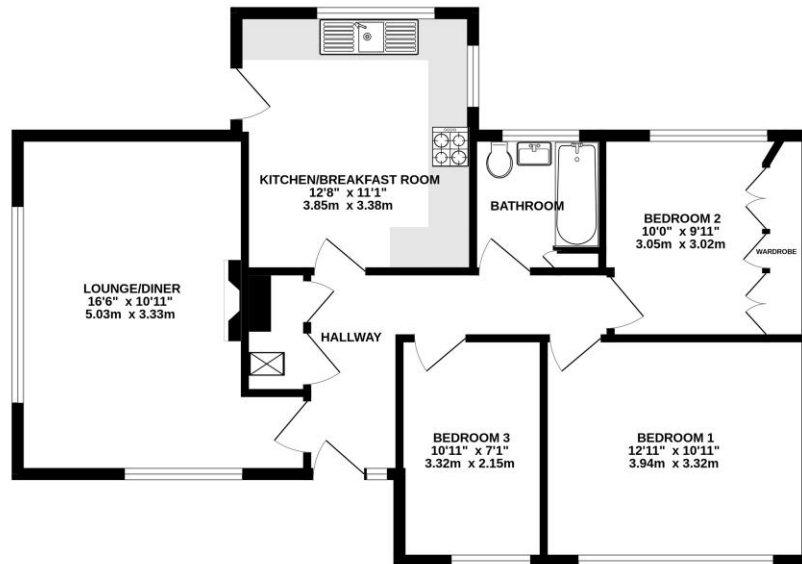
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### **Agents Note**

Please note these are draft particulars and are awaiting vendors verification. The property is currently LEASEHOLD but the owners are in the process of obtaining the FREEHOLD.

## GROUND FLOOR

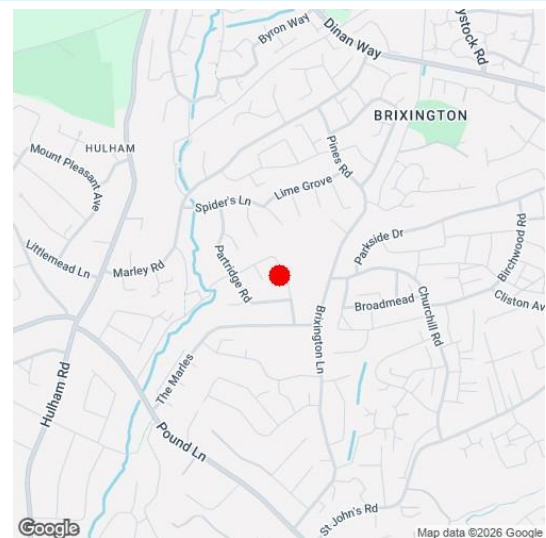


ANSON ROAD

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.  
 Made with Metropix C2026

**Directions**

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Ottery St Mary), pass Withycombe Rugby club, then take the third right into Pound Lane. Take the second left into The Marles and left into Anson Road where the property can 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](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://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.