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**LINKS**  
ESTATE AGENTS

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**Guide Price £265,000**  
**8 Nelson Drive, Exmouth, EX8 2PU**



- Well Proportioned Ex Local Authority Home • Gas Central Heating & Double Glazing • Ground Floor Cloakroom • Living / Dining Room • Kitchen / Breakfast Room, Utility Room • 3 Bedrooms All Having Storage • Bathroom With Separate WC • Driveway Parking, Southerly Facing Rear Garden



## Accommodation

### Ground Floor

uPVC double glazed front entrance door leading to:

#### Hall

Staircase rising to first floor. Radiator. Wall mounted central heating thermostat. Door leading to:

#### Living / Dining Room 16'2" (4.93m) Max x 15'5" (4.7m) Max

An L shaped room. Double glazed sliding patio doors leading to rear garden. Under stairs storage cupboard. Radiator. Arch separating living and dining areas. Door leading to:

#### Kitchen / Breakfast Room 13'1" (3.99m) Max x 11'6" (3.51m) Max

uPVC double glazed window to rear. Door leading to rear porch. Range of cupboard and drawer storage units with roll edged work surfaces, breakfast bar and tiled splashback's. Stainless steel single sink and drainer unit with mixer tap. Gas and electric cooker points. Radiator. Space and plumbing for dishwasher. Integrated fridge. Door leading to:

#### Utility

uPVC double glazed external door to front. Space and plumbing for washing machine. Useful cloaks storage cupboard. Wall mounted storage cupboards. Cupboard housing the electric meter and trip switch fuse box. Door leading to:

#### Cloakroom

Obscure glazed window to front. White suite of low level WC and wall mounted wash hand basin. Radiator.

#### Rear Porch

External door to side leading to rear garden. Windows to rear and side on brick wall. Power connected.

### First Floor

#### Landing

uPVC double glazed window to front. Access to insulated and part boarded loft space via trap door with ladder. Radiator. Smoke alarm. Doors leading to:

#### Bedroom 1 12'11" (3.94m) x 9'10" (3m)

uPVC double glazed window to rear with views over the Maer Valley. Good range of fitted wardrobes and cupboard storage units. Further built in wardrobe. Airing cupboard housing the gas fire Combi boiler that supplies the central heating and domestic hot water. Radiator.

#### Bedroom 2 10'7" (3.23m) x 9'10" (3m) Plus Recess

uPVC double glazed window to rear with views over the Maer Valley. Built - in wardrobe. Radiator.





### **Bedroom 3 9'2" (2.79m) x 7'5" (2.26m)**

uPVC double glazed window to front. Useful bulkhead storage cupboard. Radiator.

### **Bathroom**

Obscure uPVC double glazed window to front. Coloured suite of panelled bath with electric shower unit over. Pedestal wash hand basin. Fully tiled walls. Radiator.

### **Cloakroom**

Obscure uPVC double glazed window to front. Coloured suite of low level WC.

### **Externally**

#### **Front Garden / Parking**

To the front of the property is a brick paved driveway that provides side by side off road parking for 2 motor vehicles. Shrub and herbaceous borders. Cold water tap. Gas meter box.

#### **Southerly Facing Rear Garden**

The property enjoys an enclosed and good sized, Southerly facing Rear Garden which has a patio area immediately adjacent the property being an ideal spot for outdoor dining and sitting during the fine weather. A pathway then leads down to remainder of the gardens which are laid mainly to lawn with raised shrub beds that provide year round interest and colour. Timber panelled fence boundaries. Outside water tap.

### **Tenure**

The property is FREEHOLD

### **Services**

All main services are connected. The property is on a water meter. Council Tax Band B.

### **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

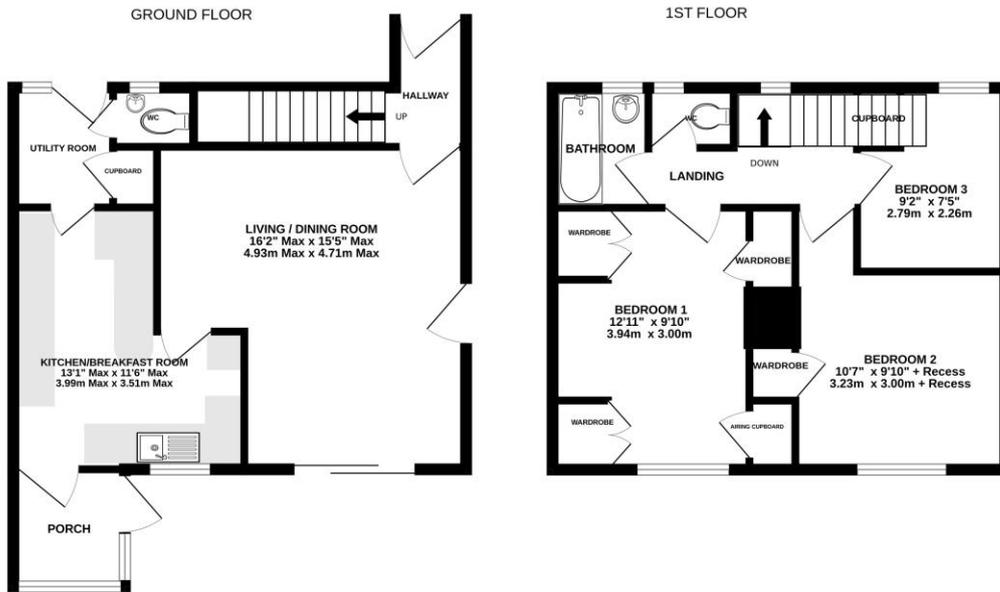
Your home may be repossessed if you do not keep up repayments on your mortgage

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### **Agents Note**

These are draft particulars and are awaiting vendors verification





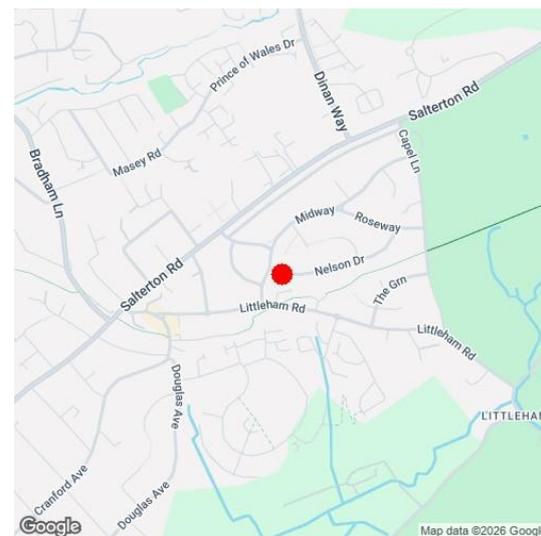
NELSON DRIVE, EXMOUTH

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, proceed out of town along Salterton Road. After passing through the first set of traffic lights, at the next set of traffic lights, turn right onto Littleham Road. Proceed over the mini roundabout, then take the next left onto Magnolia Avenue and right again onto Nelson Drive. The property will be found on the right hand side, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	77
England & Wales	
EU Directive 2002/91/EC	



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TEL: 01395 222350 Email: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.