

Guide Price £320,000
16 Maple Drive, Exmouth, EX8 5NR



- Well Presented 3 Bedroom Semi Detached House • Good Size Enclosed Rear Garden
- Lounge/Dining Room • Double Glazed Conservatory • Downstairs WC • Bathroom/WC
- Kitchen With Oven & Hob • Ample Driveway Parking And Single Garage
- Viewing Highly Recommended



Accommodation

Ground Floor

Canopy Porch. Outside Courtesy Light. Double glazed entrance door with side panel window to:

Hallway

Stairs to first floor. Cupboard under stairs. Radiator. Doors to:

Cloakroom/WC

Double glazed window to the side. WC with concealed cistern. Wash hand basin. Cupboard below. Tiled splash back. Wall mounted mirror.

Lounge/Dining Room 16'2" (4.93m) x 15'9" (4.8m)

L-shaped. Double glazed window to the rear. Laminate flooring. TV aerial point. 2 Radiators. Double glazed door to:

Conservatory 14'9" (4.5m) x 8'9" (2.67m)

Double glazed. Plumbing for washing machine. Door to the driveway. Sliding patio doors leading onto the rear garden.

Kitchen 9'10" (3m) x 8'0" (2.44m)

Double glazed window to the front. Range of base cupboard and drawer units. Wall-mounted units. Work top surfaces. Tiled splash back. Inset one and a half bowl sink unit. Integrated electric oven, inset 4 ring electric hob. Cooker hood over. Space for fridge/freezer and dishwasher. Wall-mounted gas fired boiler supplying domestic hot water and central heating. Serving hatch.

First Floor Landing

Double glazed window to the side. Built-in airing cupboard. Hatch to loft space with light. Doors to:

Bedroom 1 13'4" (4.06m) x 10'0" (3.05m)

Double glazed window to the rear. Radiator.

Bedroom 2 10'11" (3.33m) x 10'0" (3.05m)

Double glazed window to the front. Radiator.

Bedroom 3 9'8" (2.95m) x 5'11" (1.8m)

Double glazed window to the rear. Radiator.

Bathroom/WC

Double glazed window to the front. Panelled bath. Tiled surround. Electric shower over. Glazed shower screen. Pedestal wash hand basin. Close-coupled WC. Extractor fan. Radiator.

Externally

The front garden is laid to lawn with stone chipping edging. A driveway provides ample off road parking and in-turn leads to the garage.

Garage

Of single size with up and over door. Power and light. Water tap. Window to the rear.





Rear Garden

A particular feature of the property being larger than average for the area. Enclosed by timber fence and comprising a small patio area with the main part of the garden laid mainly to lawn. Timber shed.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C

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

Please note, these are draft particulars and are awaiting vendors verification.

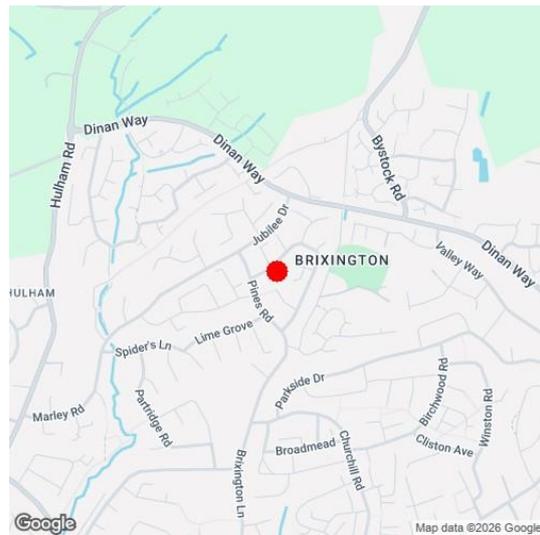


While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Exmouth Town Centre, proceed out along Exeter Road and take a right hand turning into Hulham Road signposted Honiton and Ottery St Mary. Continue up the hill and take the turning right into Marley Road. Take a turning on the right into Pines Road and then left into Maple Drive where the property will be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(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.