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LINKS
ESTATE AGENTS

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Guide Price £350,000
19 Parkside Drive, Exmouth, EX8 4LA



• Detached Bungalow In Need Of Updating • uPVC Double Glazing • Electric Heating, Gas Connected • Living / Dining Room With Estuary Views, Kitchen • 3 Bedrooms & Bathroom • Private Rear Garden, Driveway & Carport • Handy For Brixington Parade & Bus Stops • NO ONWARD CHAIN



Accommodation

Step up to uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed windows to front and side gaining Exe Estuary and South Devon coastline views. uPVC double glazed door leading to:

Entrance Hall

Useful cloaks storage cupboard that also houses the electric meter, gas meter and electric fuse box. Door leading to:

Living / Dining Room 22'9" (6.93m) Max x 10'11" (3.33m) Max

Dual aspect having uPVC double glazed windows to side and uPVC double glazed window to front gaining those Exe Estuary, Haldon Hill and Sea views. Tiled fireplace. 2 Night storage radiators. Door leading to inner hallway and door leading to:

Kitchen 8'4" (2.54m) x 7'11" (2.41m)

uPVC double glaze external door to side and uPVC double glazed window to rear. Cupboard and drawer storage units with work surfaces and tiled splashback's. Stainless steel single sink with double drainer unit. Electric cooker point. Space and plumbing for washing machine.

Inner Hallway

Night storage radiator. Access to insulated loft space via trap door with ladder. Smoke alarm. Doors leading to:

Bedroom 1 10'11" (3.33m) x 10'0" (3.05m)

uPVC double glazed window to side gaining those Exe Estuary and Haldon Hill views. Electric convector heater.

Bedroom 2 10'11" (3.33m) x 8'7" (2.62m) To Wardrobe

uPVC double glazed window to rear. Range of fitted wardrobes to one wall. Electric convector heater.

Bedroom 3 10'11" (3.33m) x 6'11" (2.11m)

uPVC double glazed window to rear.

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Airing cupboard housing the hot water tank.

Externally

The terraced Front Garden is laid to lawn and planted to provide year round interest and colour. Steps lead up to front entrance door.

Parking

To the side of the property is a driveway leading to a carport which provides off road parking for 2 motor vehicles,

Rear Garden

There is an enclosed and private Rear Garden having a patio area to the rear with the remainder then being laid to lawn with shrub bed borders and timber panel fencing. Outside water tap. Timber garden shed. Front pedestrian access to either side of the property.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

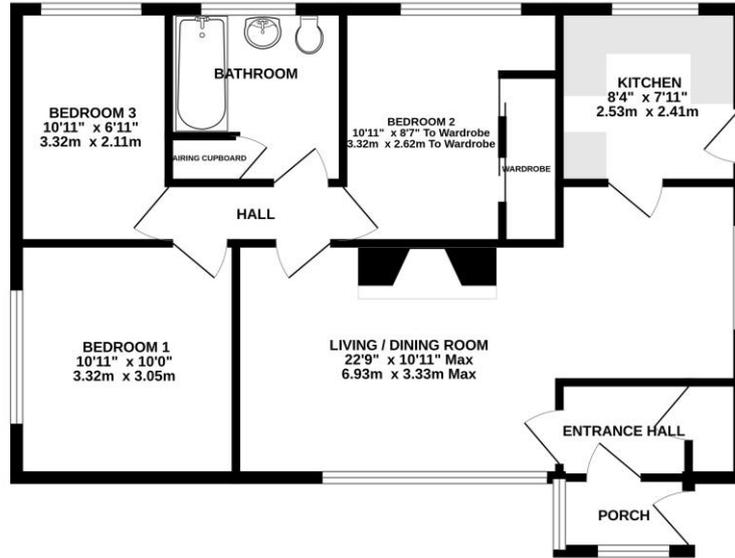
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Agents Note

These are draft sales particulars and are awaiting vendors verification



GROUND FLOOR



PARKSIDE DRIVE, EXMOUTH

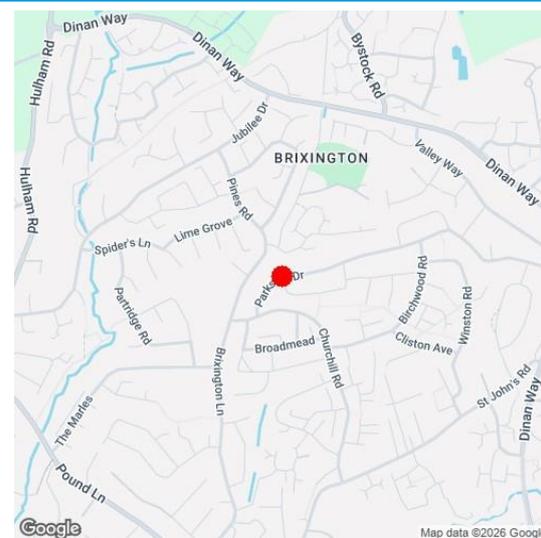
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Interopti iCAD.

Directions

From our prominent Town Centre office, proceed along Rolle Street, into Rolle Road, turning left at the roundabout onto Salterton Road. After passing Tesco and Lidl supermarkets, turn left at the traffic lights onto Dinan Way. Take the 4th left onto Parkside Drive and continue along the road passing the turnings for Valley Way, Silverdale and Little Meadow. The property will be found on the right hand side, opposite the Ellwood Road turning.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| <p>Most energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-10) G</p> <p>Not energy efficient - higher running costs</p> | |
| 4.4 | 7.4 |

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.