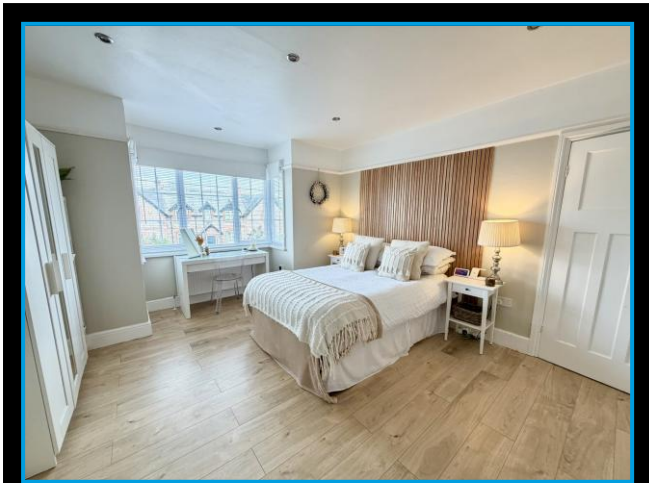


**Guide Price £550,000**  
**102 Littleham Road, Exmouth, EX8 2RD**



- Exceptional Extended 4 Bedroom Semi Detached House • Incorporates 1 Bedroom 2 Storey Annexe
- Tastefully Modernised And Beautifully Presented Throughout • Feature Modern Refitted Kitchen With Integrated Appliances • Open Plan Living/Dining Areas, Study/Utility Room • Modern Shower Room/WC and Bathroom/WC, Downstairs Cloakroom/WC • Mature Gardens Front And Rear, Driveway Parking
- Internal Viewing Is Highly Recommended



## Accommodation

### Ground Floor

Canopy entrance with outside courtesy lighting. Double glazed door to:

### Entrance Porch

Coat pegs. Glazed inner door with side windows to:

### Reception Hall

A spacious hallway. Stairs to first floor. Cupboard under stairs. Radiator. Door to annexe. Door to:

### Dining Area 12'0" (3.66m) Into Recess x 8'11" (2.72m)

Radiator. Glazed door to study/utility room. Opening to:

### Living Room/Kitchen 25'6" (7.77m) x 12'10" (3.91m)

Maximum overall measurements. Impressive dual aspect room with French doors to the rear and bay window to the front. TV aerial point. 2 radiators.

The kitchen is very well appointed and a particular feature of the property. Comprising a comprehensive range of base cupboard and drawer units with eye-level units over with lighting below. Plinth lighting. Central island/breakfast bar. Worktop surfaces with tiled splash back. Inset one and a half bowl ceramic sink unit. Range of integrated appliances including electric double oven, microwave oven, 5 ring gas hob with cooker hood over, dishwasher and fridge/freezer.

### Study/Utility Room 10'10" (3.3m) x 9'2" (2.79m)

Double glazed window to the rear. Radiator. Built-in utility cupboard with plumbing for washing machine and space to stack a tumble dryer. Glazed door to the rear garden. Door to:

### Cloakroom/WC

Close coupled WC with space saver wash hand basin.

## First Floor

### Landing

Spacious landing with connecting door to the annexe. Doors to:

### Bedroom 1 15'2" (4.62m) Into Bay x 12'10" (3.91m) Max

A large double room. Double glazed bay window to the front. Radiator

### Bedroom 2 12'10" (3.91m) x 12'7" (3.84m)

Double glazed window to the rear. Radiator. Telephone point.

### Bedroom 3 9'1" (2.77m) x 9'0" (2.74m)

Double glazed window to the front. Radiator.

### Bathroom/WC

Double glazed window to the rear. Well-appointed and fitted with a suite comprising panelled shower bath. Built-in shower with rainfall shower head and hand held shower. Glazed shower screen. Tiled splash back. Close-coupled WC. Wash hand basin with drawers below. Cupboard housing gas fired Potterton boiler supplying domestic hot water and central heating. Hatch to roof space. Heated towel rail.

### Annexe Ground Floor

Door from main reception hall. leading to:

### Living/Dining Room 19'9" (6.02m) x 11'10" (3.61m)

Double glazed window to the front. Stairs to first floor. Cupboard under stairs. Telephone point. 2 Radiators. TV aerial point. Door to outside. Opening to:





#### **Kitchen 10'8" (3.25m) x 4'6" (1.37m)**

Double glazed window to the rear. Base cupboard and drawer units. Eye level units. Integrated electric oven. Inset 4 ring gas hob with cooker hood over. Plinth lighting. Work top surfaces. Inset single drainer sink unit.

#### **First Floor Landing**

Door connecting to main house landing. Doors to:

#### **Bedroom 4 15'11" (4.85m) x 9'5" (2.87m)**

Double glazed window to the front. Radiator. Built-in wardrobes.

#### **Shower Room/WC**

Double glazed window to the rear. Quadrant shower cubicle with built-in shower. Glazed shower screen. Close-coupled WC. Wash hand basin. Cupboard below. Tiled splash back. Extractor fan. Radiator. Main gas fired combi boiler.

#### **Externally**

To the front of the property is gated DRIVEWAY PARKING. The front garden is laid to lawn with mature flower and shrub borders.

A path leads down the side of the property through a gate into the rear garden. Enjoying a sunny aspect the rear garden offers a timber sun deck adjoining the living room and a further paved patio area accessed from the utility room. The main garden comprises an area of lawn with small planters and a timber garden shed. Outside water tap and lighting.

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. Council Tax Band E

#### **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

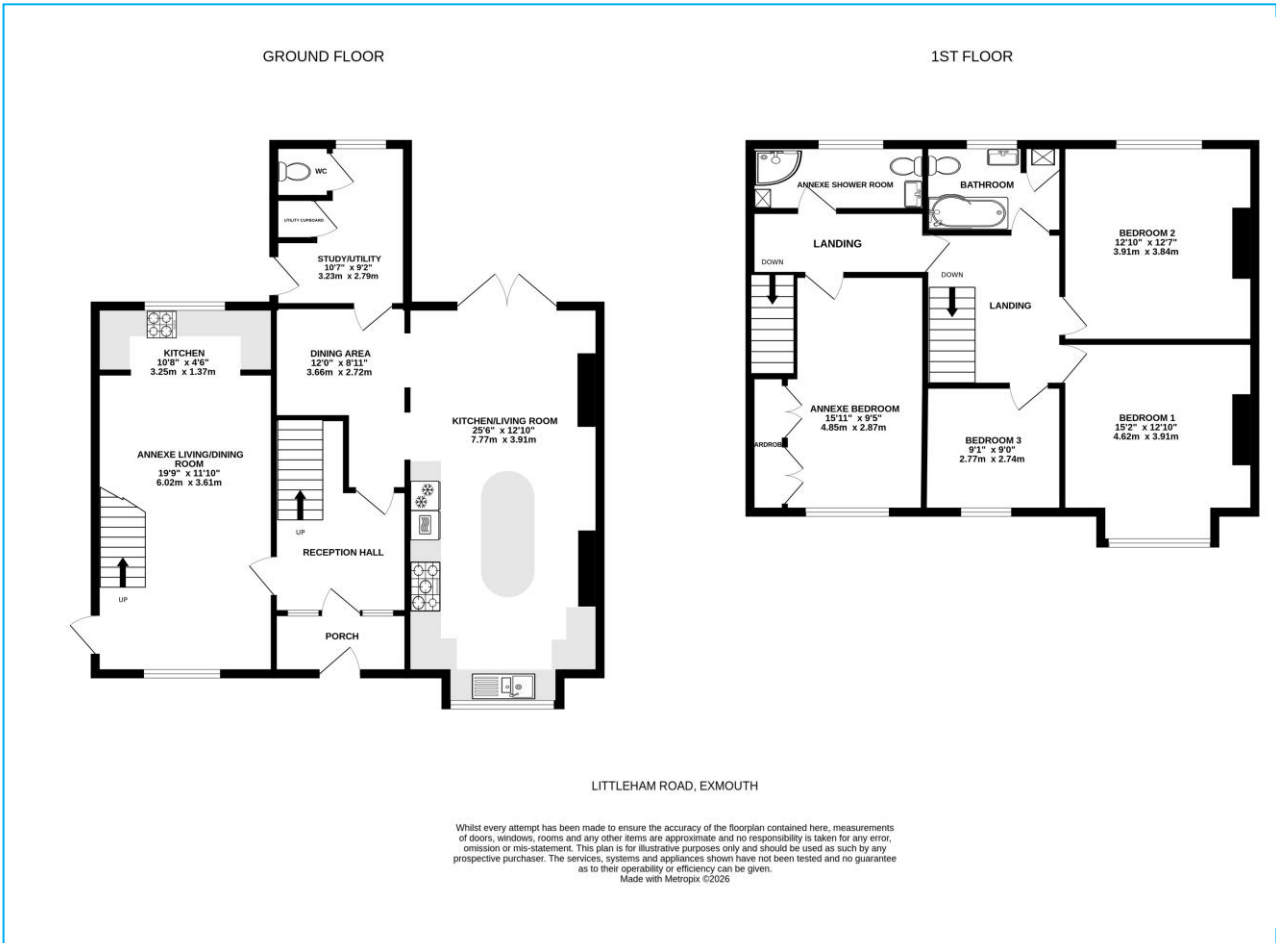
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### **Agents Note**

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

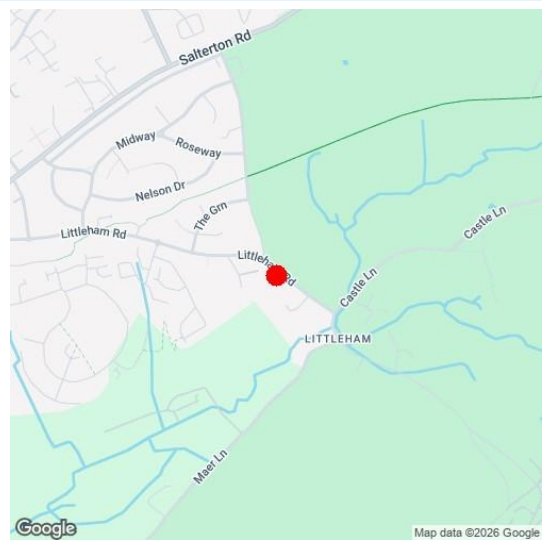




**Directions**

From our prominent Town Centre office, proceed out of town along Salterton Road. Proceed through 2 sets of traffic lights, before turning right onto The Broadway. At the end of this road, turn left at the mini roundabout onto Littleham Road. Proceed over the next roundabout and around the right hand bend where the property will be found on the right.

Energy Efficiency Rating	
Current	Potential
<small>Most energy efficient - lower running costs</small>	
<small>(92-100) <b>A</b></small>	
<small>(81-91) <b>B</b></small>	
<small>(69-80) <b>C</b></small>	
<small>(55-68) <b>D</b></small>	
<small>(39-54) <b>E</b></small>	
<small>(21-58) <b>F</b></small>	
<small>(1-20) <b>G</b></small>	
<small>Not energy efficient - higher running costs</small>	
60	73
<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
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.