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LINKS
ESTATE AGENTS

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Guide Price £285,000
3 Vernon Road, Exmouth, EX8 4JP



- 3 Bedroom Mid Terrace Family Home In Brixington • Gas Centrally Heated & uPVC Double Glazed • L Shaped Living / Dining Room • Kitchen With Built In Oven, Hob & Hood • 2 Double Bedrooms & 1 Single • Shower Room • Enclosed Rear Garden, Garage & Driveway • NO ONWARD CHAIN



Steps lead up to an open storm porch that provides access to a part obscure glazed front entrance door with matching window panel to side, leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. Smoke alarm. Coved ceiling. Useful under stairs storage cupboard that houses the gas and electric meters and the trip switch fuse box. Doors leading to the kitchen and:

Living / Dining Room 22'10" (6.96m) x 11'9" (3.58m)

Good size L shaped, dual aspect room with a window to front and a window to rear. Focal point of an electric fireplace with a marble back and hearth and a wooden fireplace surround. 2 x Radiators. Coved ceiling. Serving hatch to kitchen.

Kitchen 10'0" (3.05m) x 7'10" (2.39m)

Window to rear and an obscure uPVC double glazed door leading out to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with rolled edged work surfaces and tiled splash backs above. Built in 4 ring electric induction hob with splash back and filter hood above and an electric oven and grill below. Space and plumbing for a washing machine. Space for a free standing fridge freezer. Additional space for an appliance underneath the work surface. Insert stainless steel one and a half bowl sink with a single drainer unit to the side and mixer tap above. Vinyl flooring.

First Floor

Landing

Access to an insulated loft space. Airing cupboard the houses a wall mounted gas fired boiler, slatted shelving and a hot water tank. Coved ceiling. Doors leading to all rooms including:

Bedroom 1 11'10" (3.61m) x 11'1" (3.38m)

Large window to front with open aspect views and some sea glimpses. Radiator. Useful built in storage cupboard. Coved ceiling.

Bedroom 2 11'2" (3.4m) x 8'10" (2.69m)

Window to rear. Radiator. Useful built in double wardrobe with hanging rail and shelving.

Bedroom 3 6'10" (2.08m) x 5'11" (1.8m)

Window to front. Radiator

Shower Room

Obscure glazed window rear. Fully tiled walls to ceiling height. Vinyl flooring. Fitted white suite comprising of a good size shower quadrant with a thermostatically controlled rainfall shower head and a separate shower attachment. Hidden cistern WC. Wash hand basin with storage cupboard beneath and a wall mounted mirror above. Heated towel rail. Extractor fan. Inset ceiling lights. Vinyl flooring.

Externally

Front Of Property

To the front of the property is an area of garden that has been completely laid to block paving. This area has the potential to be utilised as additional off road parking (if required), subject to the usual planning consent for a dropped curb.



Rear Garden

At the rear of the property is a fully enclosed garden that has been laid to lawn with a good size paved patio to the rear ideal for outdoor dining and sitting during fine weather. Small shrub bed border. Outside water tap. Steps leading to a uPVC double glazed door that provides access to:

Single Garage / Driveway 16'4" (4.98m) x 7'11" (2.41m)

Up and over door to front. Off road parking for 2 motor vehicles parked in tandem on a driveway to the front of the garage, access via Broadmead.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council tax band C. The property is on a water meter.

Mortgage Assistance

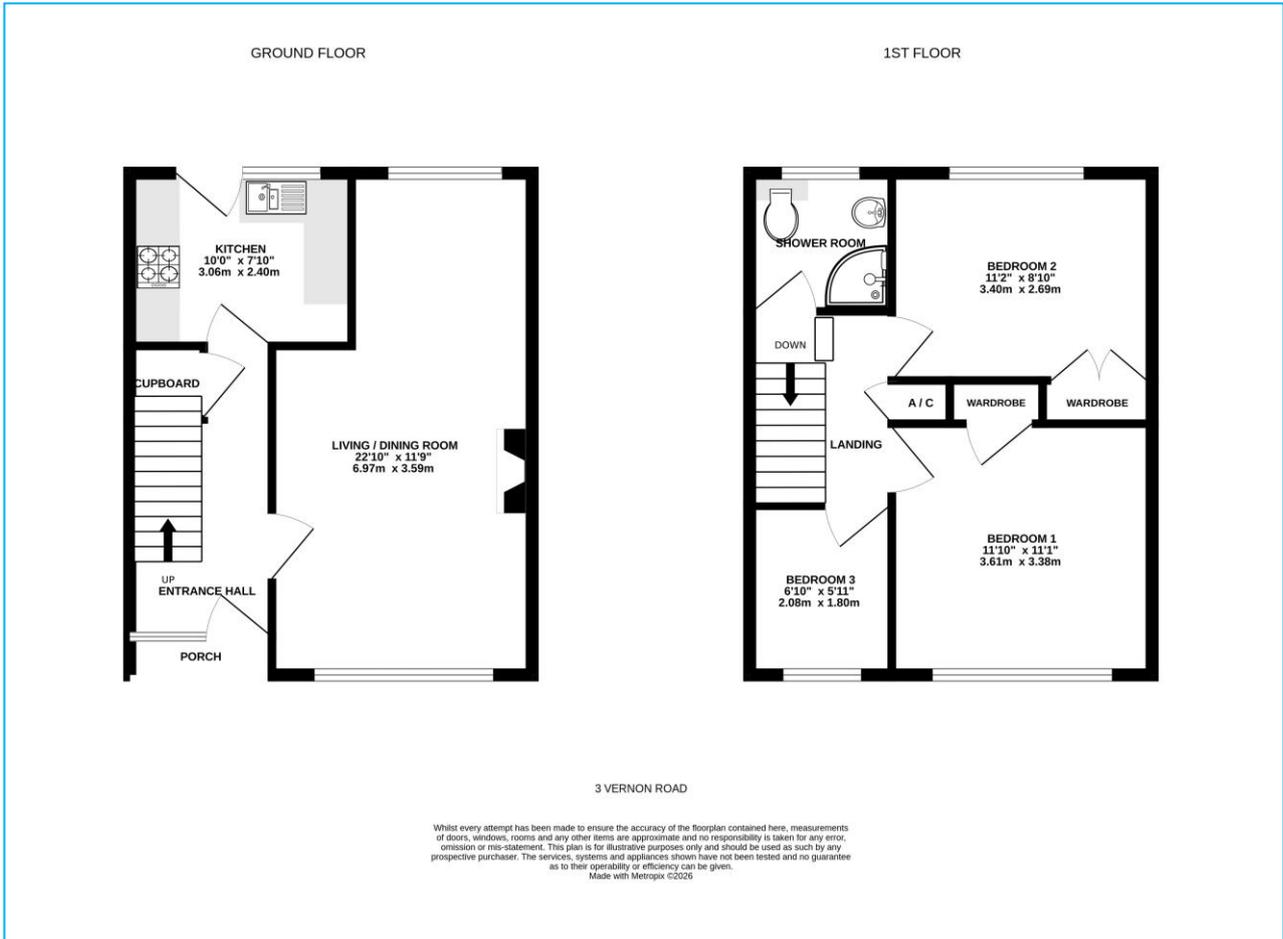
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

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



Directions

From Exmouth Town Centre, proceed up Rolle Road and turn left at the roundabout on to Salterton Road. At the Littleham Cross traffic lights, turn left into Bradham Lane. At the mini roundabout, turn right into St Johns Road and second left into Churchill Road. As you reach Brixington shops, turn left into Broadmead and left again into Vernon Road. The property will be found immediately on the left hand side, clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
73	80

Most energy efficient - lower running costs

A (92-101)

B (81-91)

C (69-80)

D (55-68)

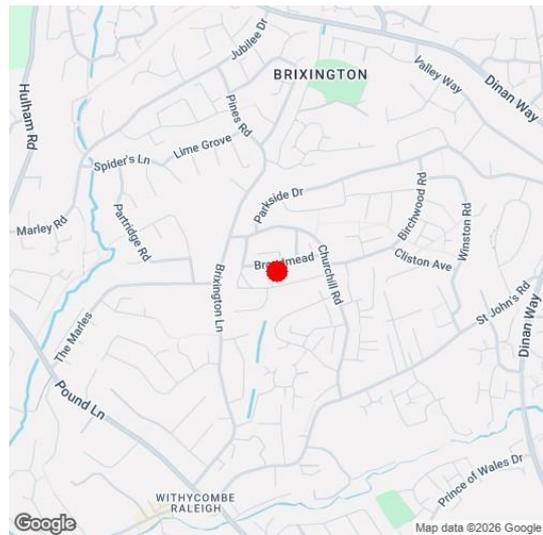
E (39-54)

F (21-38)

G (1-20)

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.