

01395 222350

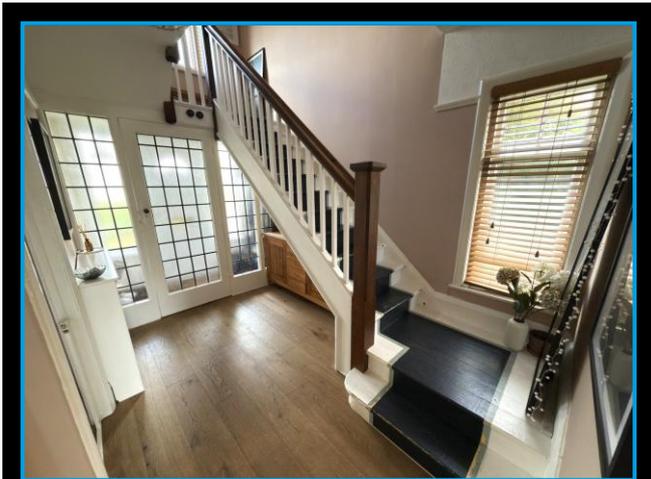
LINKS
ESTATE AGENTS

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Guide Price £525,000
34 Halsdon Avenue, Exmouth, EX8 3DW



- 1950's Semi Detached House In Favourable Location • Handy For Town Centre, Train Station & Exe Estuary Trail • Bay Fronted Sitting Room, Separate Living Room • Modern Fitted Kitchen / Dining Room • 4 First Floor Bedrooms & Bathroom • Potential Loft Conversion, Subject To Planning • Driveway With EV Charger • Good Sized, Level Rear Garden Including Studio / Office



Accommodation

Ground Floor

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

Entrance Porch

Tiled flooring. Obscure uPVC double glazed windows to front. Original obscure glazed, light leaded door, with matching panes to either side, leading to:

Entrance Hall

Staircase rising to first floor with under stairs storage area. Window to side. Radiator. Picture rail. Smoke alarm. Doors leading to living room, open to kitchen / dining room and door leading to:

Sitting Room 14'8" (4.47m) x 14'6" (4.42m) Into Bay

Walk - in uPVC double glazed bay window to front. Focal point of log burner within a fireplace, having wooden mantle and a Slate hearth. Radiator. Picture rail.

Living Room 13'11" (4.24m) x 11'2" (3.4m)

Double glazed sliding patio doors leading to rear garden. Radiator. Picture rail. Exposed floorboards.

Kitchen / Dining Room 20'7" (6.27m) x 10'8" (3.25m)

Dual aspect having uPVC double glazed sliding patio doors leading to rear garden and uPVC double glazed window to side. Modern fitted cupboard and drawer storage units with Quartz work surfaces and matching up stands. Double bowl Belfast sink with mixer tap and worktop drainer. The range style cooker in situ is available via separate negotiation. Integrated dishwasher and washing machine. Further space for freestanding American style fridge freezer et cetera. Cupboard housing the gas fired boiler that supplies the central heating and domestic hot water. Radiator. Inset ceiling lights.

First Floor

Landing

Dual aspect having obscure glazed window to side and uPVC double glazed window to front gaining views of the Exe Estuary and Haldon Hills. Access to insulated and part boarded loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation if required. Picture rail. Airing cupboard housing the hot water cylinder. Smoke alarm. Doors leading to:

Bedroom 1 14'8" (4.47m) Into Bay x 14'6" (4.42m)

Walk - in uPVC double glazed bay window to front gaining views of the Exe Estuary and Haldon Hills. Radiator. Exposed floorboards.

Bedroom 2 13'10" (4.22m) x 11'2" (3.4m)

uPVC double glazed window to rear. Radiator. Picture rail.





Bedroom 3 10'8" (3.25m) x 7'7" (2.31m) Plus Recess
uPVC double glazed window to rear. Radiator. Picture rail.

Bedroom 4 7'8" (2.34m) x 7'3" (2.21m)
uPVC double glazed window to side. Radiator. Picture rail.

Bathroom

2 obscure uPVC double glazed windows to side. White suite of panelled bath with thermostatically controlled shower unit over, including Rainfall waterhead, low level WC and pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail.

Externally

There is a level and enclosed Front Garden that's laid mainly to lawn with shrub bed borders and a Wisteria by the front door, that provide year round interest and colour. EV charging point. Outside power point. A driveway provides off parking.

Rear Garden

A feature of this property is the good sized, level and enclosed Rear Garden which is laid mainly to lawn, with shrub and herbaceous beds and borders that provide year round interest and colour. Good sized timber garden shed. Decking area to rear of garden with further timber garden shed. Brick wall and fenced boundaries. Outside water tap. Front pedestrian access to side of property via double wooden gates. Within the rear garden is:

Studio / Office 17'0" (5.18m) x 10'2" (3.1m) Max

Insulated, timber construction with uPVC double glazed windows to side and sliding patio doors leading to rear garden. Power and light connected.

Tenure

The property is FREEHOLD

Services

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

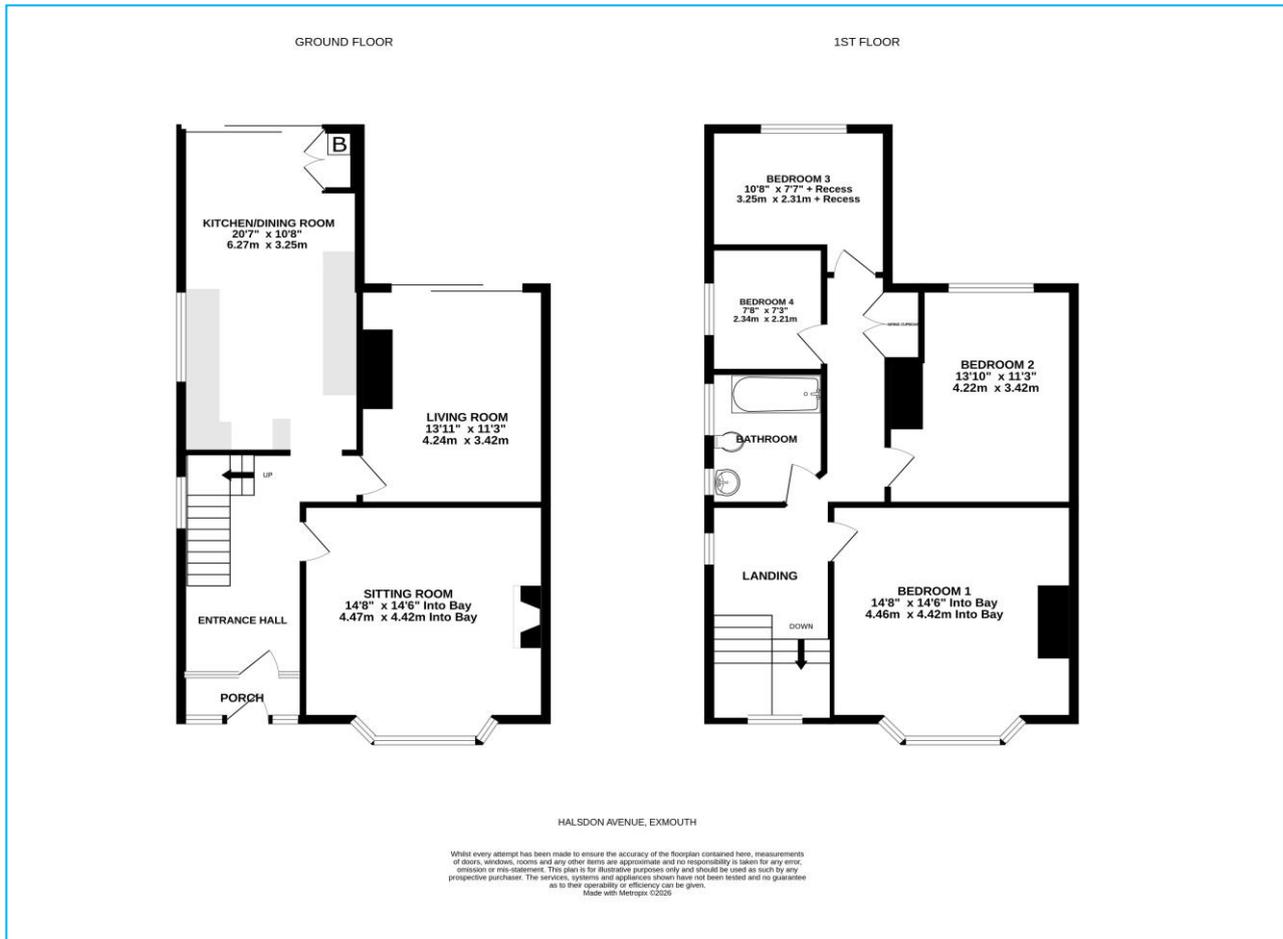
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

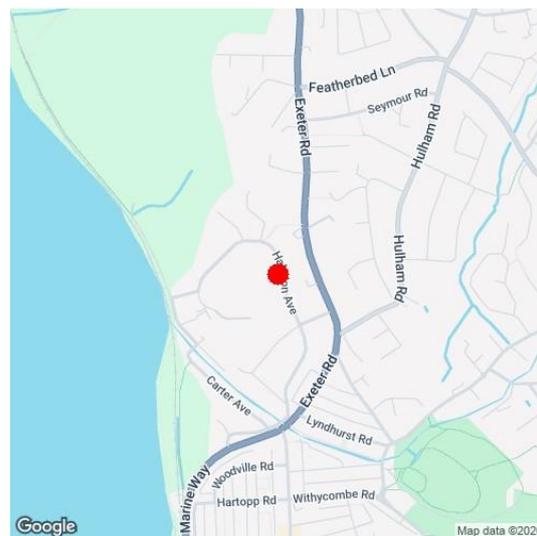
These are draft particulars and are awaiting vendors verification. In accordance with Section 21 of the Estate Agents Act 1979, we declare that the vendor of this property is a relation of an employee of Links Estate Agents Ltd.





Directions

From our prominent Town centre office, proceed down Rolle Street, passing The Strand Gardens, turning left, then right at the mini roundabouts, passing the Train Station and into Marine Way. Proceed through 2 sets of traffic lights, then turn left into Belle Vue Road. Turn right into Halsdon Avenue where the property will be found on the right hand side, clearly identified by our For Sale board.



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.