

**Guide Price £325,000**  
**136 Pound Lane, Exmouth, EX8 3LE**



- Detached Bungalow For Updating • Gas Central Heating & Double Glazing
- Living Room With Open Fire • Good Sized Kitchen • 2 Bedrooms, Shower Room & Cloakroom
- Potential Loft Conversion (Subject To Planning) • Garage, Driveway, Good Sized Gardens
- NO ONWARD CHAIN



## Accommodation

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

### Porch

Steps, with handrails to either side, leading to obscure uPVC double glazed door that leads to:

### Entrance Hall

Radiator. Access to loft space, via trap door with ladder. Doors leading to all rooms.

### Living Room 14'11" (4.55m) x 12'8" (3.86m)

uPVC double glazed window to front. Fireplace within a tiled fireplace surround. Radiator.

### Kitchen 14'10" (4.52m) x 9'7" (2.92m)

Obscure uPVC double glazed external door leading to rear garden with uPVC double glazed window to rear. Cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with filter above and eye level double electric oven to side. Space and plumbing for washing machine. Radiator. 2 gas fired boilers.

### Bedroom 1 13'0" (3.96m) x 11'10" (3.61m)

uPVC double glazed window to rear. Shelved storage cupboard. Radiator.

### Bedroom 2 11'10" (3.61m) x 8'0" (2.44m) Plus Recess

uPVC double glazed window to front. Radiator.

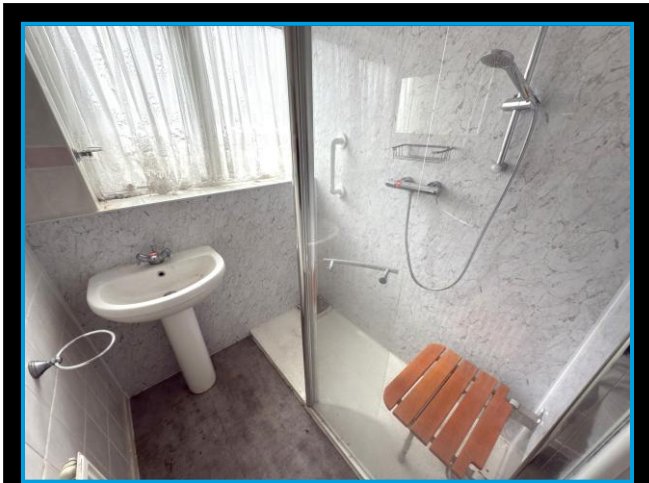
### Shower Room

Obscure uPVC double glazed window to side. White suite of triple shower tray with splash screen doors and thermostatically controlled shower unit, splashback's to ceiling height. Pedestal wash hand basin. Radiator. Shelved storage cupboard.

### Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and corner wash hand basin.





### Externally

There is a good sized & level Front Garden with low brick wall boundaries and a driveway to the side that provides off a parking for several motor vehicles. The driveway then leads to:

### Garage 18'5" (5.61m) x 8'6" (2.59m)

Up and over door to front. Power and light connected.

### Rear Garden

Again, there is a good sized garden to the rear which is laid mainly to lawn with a decking area to rear and timber panelled fenced boundaries. Outside water tap. Front pedestrian access to side of property via timber garden gate.

### 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

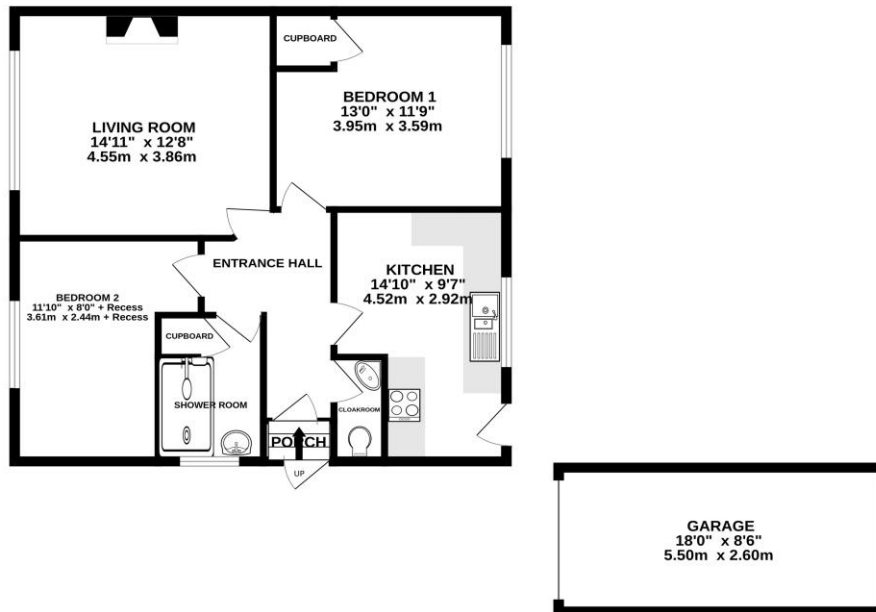
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### Agents Note

These are draft particulars and are awaiting vendors verification



## GROUND FLOOR

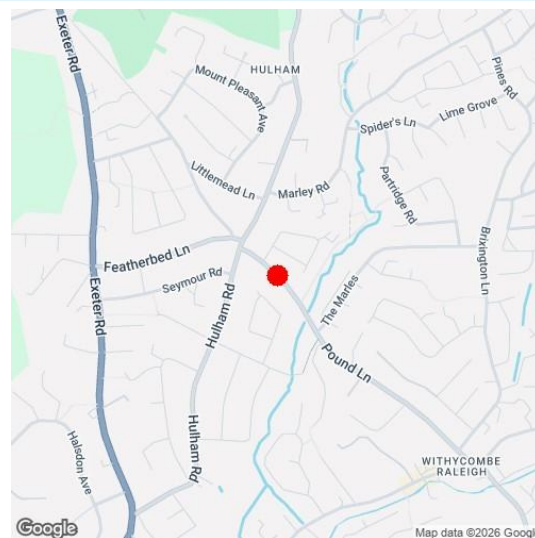


POUND LANE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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**Directions**

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, turn right into Hulham Road (Honiton/Otter St Mary), pass Withycombe Rugby club, then take the third right into Pound Lane. The property will be found on the left hand side, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto: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.