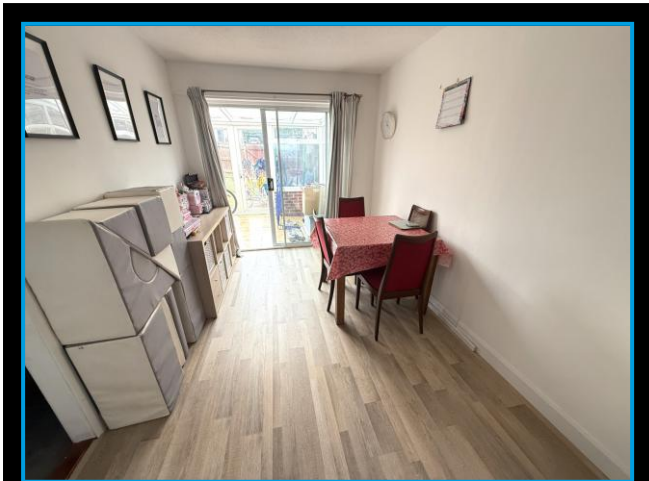


Guide Price £239,950
4 Sturges Road, Exmouth, EX8 4BH



- Well Presented & Spacious Family Home • Gas Central Heating & Double Glazing • Ground Floor Cloakroom, 2 Reception Rooms • Kitchen, Double Glazed Conservatory & Utility • 3 Good Sized Bedrooms, Modern Bathroom • Enclosed Rear Garden Plus Front Gardens • Ample Cul-De-Sac Parking • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to obscure uPVC Double glazed front entrance door leading to:

Entrance Porch

Obscure uPVC double glazed windows to front and side. uPVC double glazed door leading to entrance hall and open to:

Utility Cupboard 5'9" (1.75m) x 5'2" (1.57m)

Space and plumbing for washing machine. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Wall mounted electric meter. Power and light connected.

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Smoke alarm. Open to living room and door leading to:

Cloakroom

Obscure uPVC double glazed window to front. White suite of low level WC and vanity wash and basin. Tiled floor. Tiling to dado height. Heated towel rail.

Living Room 12'11" (3.94m) x 11'6" (3.51m)

uPVC double glazed window to rear and further uPVC double glazed window overlooking conservatory. Radiator. Open to:

Dining Room 11'2" (3.4m) x 8'4" (2.54m)

Open to kitchen and sliding patio doors leading to:

Conservatory 13'2" (4.01m) x 7'6" (2.29m)

uPVC double glazed French doors leading to rear garden and uPVC double glazed windows to rear and either side on dwarf brick wall. Radiator.

Kitchen 9'11" (3.02m) x 8'4" (2.54m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with work surfaces. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with filter hood above and eye level double electric oven and grill to side. Integrated dishwasher. Useful shelved storage cupboard. Space for American style fridge/ freezer etc.

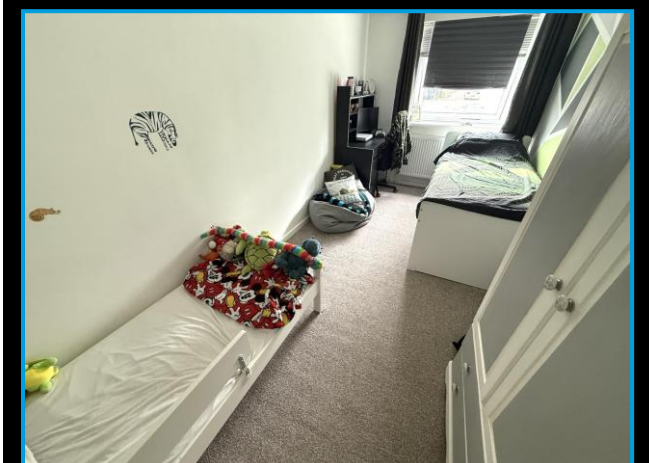
First Floor

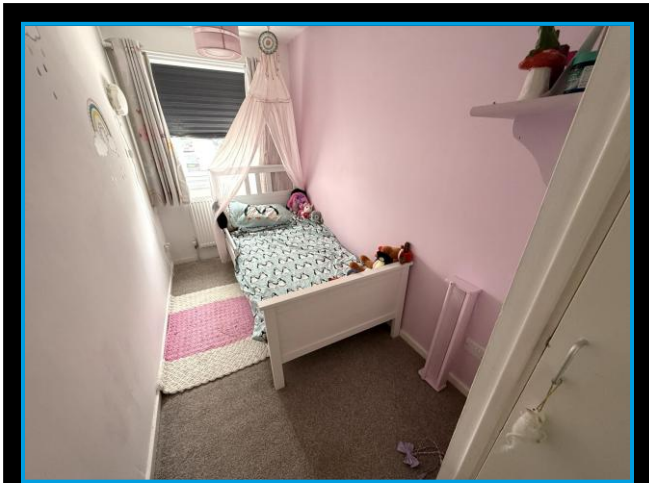
Landing

uPVC double glazed window to front gainin views over Exmouth. Useful bulkhead storage cupboard. Smoke alarm. Doors leading to:

Bedroom 1 15'7" (4.75m) x 8'2" (2.49m)

uPVC double glazed window to rear. Fitted double wardrobe. Radiator.





Bedroom 2 15'7" (4.75m) x 7'5" (2.26m)

uPVC double glazed window to rear. Radiator.

Bedroom 3 12'6" (3.81m) x 5'4" (1.63m)

uPVC double glazed window to rear. Built - in single wardrobe. Radiator. Access to loft storage space.

Bathroom

Obscure uPVC double glazed window to front. Modern fitted white suite of P shaped bath with thermostatically controlled shower unit over, including rainfall Waterhead and tiling to ceiling height. Low level WC and vanity wash hand basin. Heated towel rail.

Externally

The front is accessed via a pedestrian walkway that serves neighbouring homes. As walking to the property, the land to the left which includes the tree and for the width of the property, also belongs to this home. To the right of the footpath is the open plan front garden including an outside water tap.

Southerly Facing Rear Garden

There is an enclosed, level and Southerly facing Rear Garden which has a patio area adjacent the property with the remainder than being laid to lawn with a shrub bed border. Timber garden shed. Timber panel fencing. Rear pedestrian access via timber garden gate where there is ample parking.

Parking

There is ample parking with the Cul-De-Sac to the rear of the property

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B

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

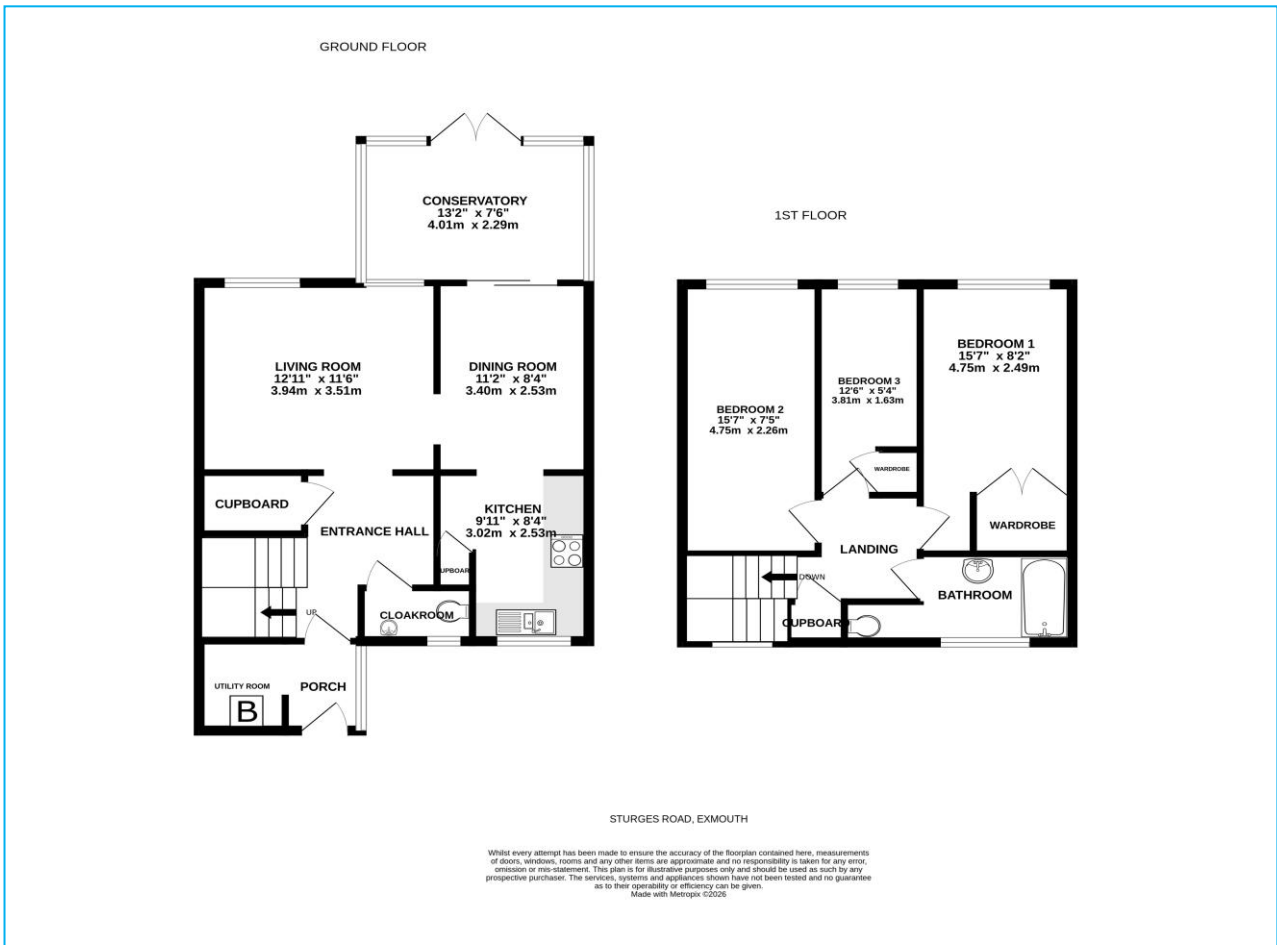
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

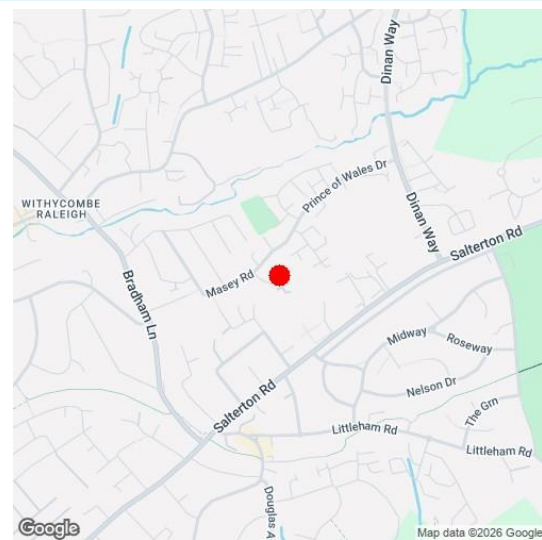




Directions

From our prominent town centre office turn right up Rolle Street and turn left at the roundabout along Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and the 2nd right into Masey Road and continue to the top of the road. Turn right into Sturges Road where the property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
60	73
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.