

**Guide Price £480,000**  
**22 Springfield Road, Exmouth, EX8 3JX**



- 3 Double Bed Detached Chalet Style House • Handy For Town Centre, Parks & Schools
- Gas Central Heating & Double Glazing • Living Room, Dining Room, Conservatory
- Kitchen / Breakfast Room • Ground Floor Bedroom & Shower Room • 2 First Floor Bedrooms (Master With Dressing Room & Bathroom) • Corner Plot Gardens, Garage, NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door, beneath entrance canopy with outside lighting, leading to:

#### Entrance Hall

Staircase rising to first floor. Smoke alarm. Useful walk-in storage cupboard, including uPVC double glazed window to side. Wall mounted central heating thermostat. Doors leading to dining room, kitchen/breakfast room, bedroom 2, shower room and:

#### Living Room 16'3" (4.95m) x 11'11" (3.63m)

uPVC double glazed external door leading to front with uPVC double glazed window adjacent. Tiled fireplace with fitted coal effect fire gas fire. 2 Radiators.

#### Dining Room 10'10" (3.3m) x 7'4" (2.24m)

Radiator. Open to:

#### Conservatory 14'7" (4.45m) x 8'4" (2.54m)

uPVC double glazed windows to 3 sides on dwarf brick walls. uPVC double glazed French doors to side leading to rear garden. 2 wall mounted electric convector heaters. Door leading to:

#### Kitchen / Breakfast Room 11'10" (3.61m) x 11'4" (3.45m)

Dual aspect having uPVC double glazed windows to rear and side. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel single sink and drainer unit. The gas cooker in situ is included in the sale. Space and plumbing for dishwasher. Further space for freestanding fridge/freezer etc. Useful pantry with uPVC double glazed window to rear and space and plumbing for washing machine. Useful under stairs storage cupboard that also has the gas meter, electric meter and electric trip switch fuse box. Airing cupboard housing the hot water tank with slatted shelving. Wall mounted gas fired boiler that supplies the central heating and domestic hot water. Radiator.

#### Bedroom 2 13'6" (4.11m) x 10'10" (3.3m)

Dual aspect having uPVC double glazed windows to front and side. Radiator.

#### Shower Room

Obscure uPVC double glazed window to side. White suite of shower cubicle with electric shower unit and tiling to ceiling height, low level WC and wall mounted wash hand basin. Radiator / heated towel rail. Shaver light and socket.

### First Floor

#### Landing

Smoke alarm. Doors leading to:

#### Bedroom 1 15'3" (4.65m) x 14'3" (4.34m)

Dual aspect having uPVC double glazed window to front and uPVC double glazed window to side. Good range of fitted wardrobes. Radiator. Doors leading to en-suite and:

#### Dressing Room / Study 10'7" (3.23m) x 6'9" (2.06m)

uPVC double glazed window to side. Radiator. Eaves storage cupboard.

#### En - Suite Bathroom

uPVC double glazed window to side. White suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Radiator. Heated towel rail. Access to eaves storage space. Radiator. Access to loft storage space.



### Externally

A feature of this property are the level corner plot gardens. The Front Garden is laid mainly to lawn, with shrub and herbaceous beds and borders that provide year round interest and colour. Timber double gates gives access to a small brick paved driveway which also leads to:

### Detached Garage 16'2" (4.93m) x 8'6" (2.59m)

Remote up and over door to front. Obscure uPVC double glazed window to rear. Power and light connected.

### Side Garden

Brick paved pathway to the side of the property continues to the rear garden. The side garden is laid to shingle and planted to provide year round interest and colour. Timber panelled fence boundary. Outside water tap.

### Rear Garden

The property enjoys a private Rear Garden which has a patio area immediately adjacent to the property, ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn and again planted with shrub beds and borders providing year round interest and colour. Mixture of timber panel fence and hedge boundaries. Front pedestrian access to either side of property.

### Tenure

The property is FREEHOLD

### Services

All main services are connected. The property is on a water meter. Council Tax Band E

### Mortgage Assistance

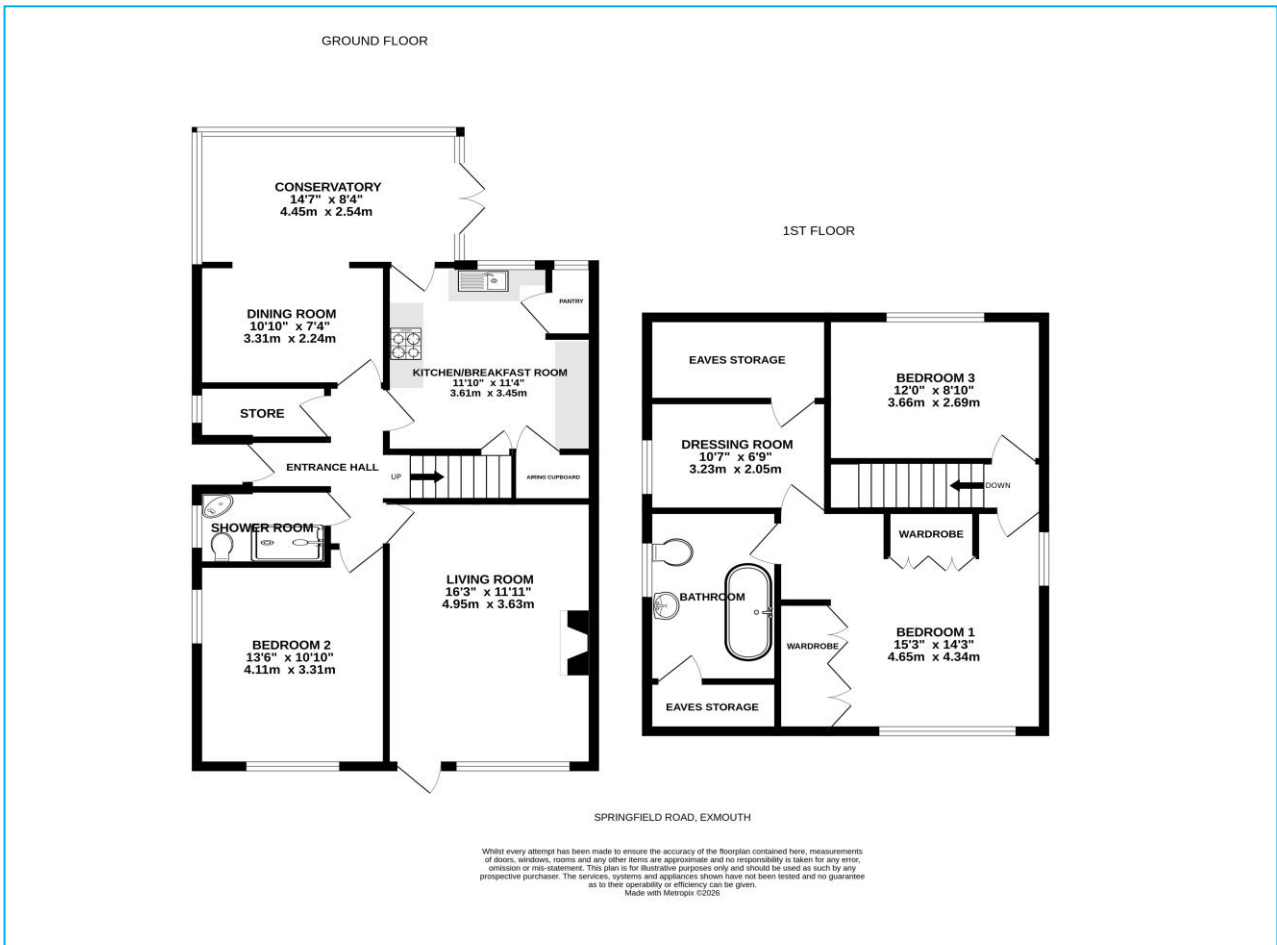
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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### Agents Note

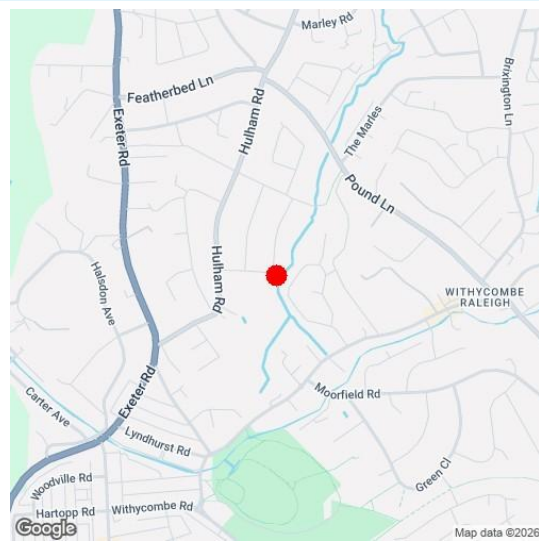
These are draft particulars and are awaiting vendors verification



**Directions**

From our prominent Town Centre office, proceed out of town along Exeter Road. After passing through 2 sets of traffic lights, turn right onto Hulham Road signposted Ottery St Mary. After passing Withycombe Rugby Club, turn right into Springfield Road where the property will be found at the end of the road, on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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.