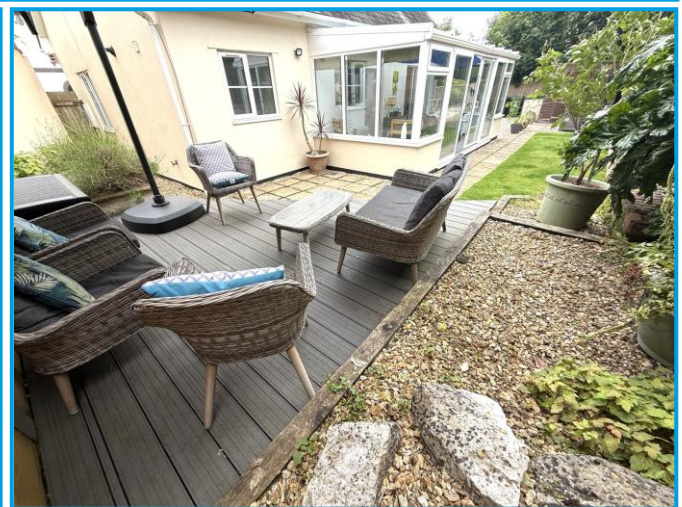


**Guide Price £525,000**  
**15 Montpellier Road, Exmouth, EX8 1JN**



- Immaculate 3 Double Bedroom Detached Chalet Style House Built In 2005 • Gas Centrally Heated & uPVC Double Glazed
  - Living/Dining Room With Fireplace, uPVC Double Glazed Conservatory • Modern Fitted Kitchen With Appliances
    - Ground Floor Bedroom With En-Suite Wet Room • 2 First Floor Bedrooms & A Bathroom
- Large Amount Of Off Road Parking (Suitable For Motor Home If Desired) • Enclosed Rear Garden, Handy For Town Centre.  
NO ONWARD CHAIN



Composite front entrance door with inset obscure glazed windows, leading to:

### Ground Floor

#### Vestibule

High level feature circular window. Laminate flooring. Wall mounted coat hooks. Open to:

#### Entrance Hall

Staircase rising to the first floor. Laminate flooring. Under floor heating with a wall mounted thermostat control. Inset ceiling lights. Smoke alarm. Useful under storage cupboard with under floor heating manifold. Further storage/utility cupboard that has space and plumbing for a washing machine and space for a tumble dryer. Doors leading to kitchen, bedroom 3 and:

#### Living / Dining Room 20'9" (6.32m) x 10'11" (3.33m)

Dual aspect room with windows to front and side. Laminate flooring with under floor heating. Focal point of a fitted log burner on a Slate hearth with a heavy wooden mantle over. Inset ceiling lights. Sliding patio doors leading to the conservatory and door leading to:

#### Kitchen 10'5" (3.18m) x 7'4" (2.24m)

Window to rear. Recently installed, high quality, modern kitchen that a range of floor standing and wall mounted, cupboard and drawer storage units with a concrete effect work surface above, matching upstand and complimentary tiled splash backs. Built in Fridge, Freezer, Dishwasher and a Wine Cooler. Built in electric induction hob with an extractor hood above. Built in eye level, hide and slide, electric oven/grill with a built-in microwave above. Laminate flooring with under floor heating and a wall mounted thermostat. Inset, stainless steel single square sink with a mixer tap above. Door leading to the entrance hall and a glazed door leading to:

#### Conservatory 20'3" (6.17m) x 8'0" (2.44m)

A fantastic addition to the property that has dwarf brick walls to the sides and to the rear with windows above. Sliding patio doors to rear, leading out to the rear garden, with full height windows to both sides. Tile effect laminate flooring with under floor heating and a wall mounted thermostat.

#### Bedroom 3 12'11" (3.94m) x 11'0" (3.35m)

Another dual aspect room that has a window to front and to the side. This room can also be used as another reception room if required. Under floor heating with a wall mounted thermostat control. High level electric trip switch fuse box. Door leading to:

#### Wet Room

A useful room with an obscure glazed window to rear. Attractive fully tiled walls and flooring. Thermostatically controlled shower with a soak away below. Low level, corner WC. Wash hand basin with a display to both sides and various storage cupboards below. Wall mounted, concealed, gas fired combi boiler that supplies the central heating and the domestic hot water. Extractor fan. Under floor heating.

### First Floor

#### Landing

Obscure glazed window to rear. Smoke alarm. Part vaulted ceiling with exposed beam. Doors leading to all rooms including:

#### Bedroom 1 17'5" (5.31m) x 10'11" (3.33m)

A triple aspect room that has windows to the front and side and a velux window to rear. Radiator. Laminate flooring. Access to 3 x eaves storage spaces. Part vaulted ceiling and exposed beam.





### Bedroom 2 14'0" (4.27m) x 12'2" (3.71m)

A dual aspect room with a window to front and a small circular stained glass window to side. 2 x eaves storage cupboards. Radiator. Laminate flooring.

### Bathroom

Velux window to rear. Fully tiled walls. Modern fitted white suite comprising of a good size corner bath that has a mixer tap and a thermostatically controlled shower above. Wall hung, hidden cistern WC. Wash hand basin with display to side and storage below. Stylish heated towel holder/radiator.

### Externally

To the front of the property is an easy to maintain garden that is mainly laid to shingle, ideal for displaying pot plants, with a dwarf rendered wall to front with a coping stone on top. A paved pathway leads to the front entrance door and to the side access to the rear garden.

### Off Road Parking

A feature of this property is the amount of off road parking that it benefits from in a central town centre location. The driveway is to the side of the property. There is off road parking on a tarmacked driveway that leads to double opening timber gates. Through the timber gates is a large shingled driveway that provides additional off road parking, suitable for larger vehicles/boats/motor home if desired. There is also a bin store to this area.

### Rear Garden

To the rear of the property is a well maintained area of garden that has a lawn area, 2 x paved patios and a composite raised decked area. This area provides a good degree of seclusion and is an ideal space for outdoor dining and sitting during finer weather. There is a raised shrub bed to the rear and the side of the property. Outside lighting. Front pedestrian access via a timber garden gate to the side of the property. There is also a pedestrian gate to the other side of the property, allowing for access over the driveway and to the rear garden. Fenced and walled boundaries. Timber shed. Outside meter boxes. Outside power points.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected, Council Tax Band D. 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

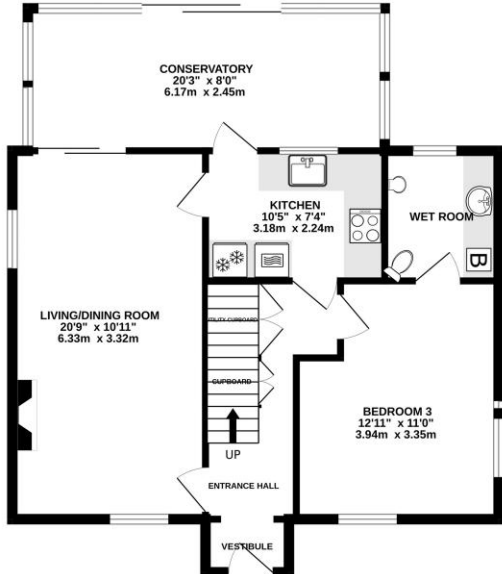
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### Agents Notes

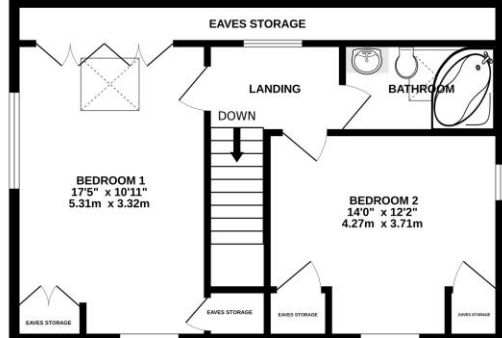
Please note, these are draft particulars and they are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



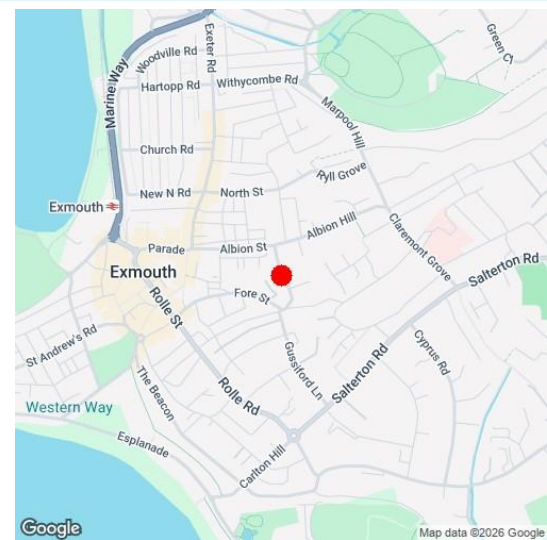
MONTPELLIER ROAD, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 turn right and head up along Church Street, continuing into Fore Street until the junction. Take a left hand turning into Montpellier Road, where the property will be found on the right hand side, just past the Bicton Villas turning.

Energy Efficiency Rating		Current	Potential
(92-100) A Most energy efficient - lower running costs			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G Not energy efficient - higher running costs			
England & Wales		74	85
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.