

Guide Price £625,000
1 Elvis Road, Exmouth, EX8 2QB



- Bay Fronted 1920's Semi Detached House • Gas Central Heating & uPVC Double Glazing
- Ground Floor Cloakroom, 3 Reception Rooms • Kitchen & Utility • 4 First Floor Double Bedrooms, Bathroom & Separate WC • Potential Loft Conversion (Subject To Planning)
- Garage, Driveway, Level Gardens • Popular Avenues Location



Accommodation

Ground Floor

Step up to hardwood front entrance door, beneath storm canopy with outside lighting, leading to:

Entrance Hall

Obscure uPVC double glazed window to side. Lovely original staircase rising to first floor. Radiator. Picture rail. Laminate flooring. Cupboard housing the electric meter and trip switch fuse box. Smoke alarm. Doors leading to sitting room, living room and inner hallway.

Sitting Room 16'4" (4.98m) Into Bay x 13'6" (4.11m)

Walk - in uPVC double glazed bay window to front. Wall mounted, coal effect, gas fire. Radiator. Fitted cupboards and shelving to chimney recesses. Picture rail.

Living Room 13'9" (4.19m) x 13'0" (3.96m)

Dual aspect having 2 obscure uPVC double glazed windows to side and uPVC double glazed external door to front, with windows to either side, leading to front Veranda. Radiator. Picture rail.

Inner Hallway

Useful under stairs storage cupboard. Laminate flooring. Open arch leading to:

Dining Room 12'11" (3.94m) x 8'7" (2.62m)

uPVC double glazed window to rear. Gas fired boiler (serviced in July 26), supplying the central heating and domestic hot water. Storage cupboards and shelving to either chimney recess. Radiator. Laminate flooring. Arch leading to:

Kitchen 9'9" (2.97m) x 9'6" (2.9m)

Dual aspect having uPVC double glazed windows to either side aspects. Range of modern fitting cupboard and drawer storage units with wooden work surfaces, under wall unit lighting and tiled splash backs. Stainless steel single sink and drainer unit with mixer tap. Built in 4 ring electric hob with electric oven below and filter hood above. Integrated dishwasher. Space for freestanding fridge / freezer etc. Plinth electric heater. Door leading to:

Utility 7'10" (2.39m) x 5'3" (1.6m)

uPVC double glazed French doors leading to garden with uPVC double glazed windows to rear and side. Space and plumbing for washing machine. Further space for tumble dryer etc. Sliding door leading to:

Cloakroom

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

First Floor

Half Landing

Obscure uPVC double glazed window to rear. Stairs rising to landing giving access to bathroom and stairs leading to:

Landing

Access to insulated loft space which, subject to gaining the correct planning permissions, could be converted to provide further living accommodation if required. Smoke alarm. Picture rail. Doors leading to the four bedrooms.

Bedroom 1 16'3" (4.95m) Into Bay x 12'3" (3.73m)

uPVC double glazed bay window to front. Range of fitted wardrobes and cupboard storage units to 1 wall. Radiator. Picture rail.



Bedroom 2 13'9" (4.19m) Into Bay x 13'0" (3.96m)

Walk - in uPVC double glazed square bay window to front. Radiator. Picture rail.

Bedroom 3 12'11" (3.94m) x 10'2" (3.1m)

uPVC double glazed window to rear. Built - in double wardrobe. Radiator. Picture rail.

Bedroom 4 9'2" (2.79m) x 8'5" (2.57m)

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

Bathroom

Obscure uPVC double glazed window to side. White suite of corner bath with mixer tap and shower attachment, shower cubicle with thermostatically controlled shower unit and tiling to ceiling height and vanity wash hand basin. Heated towel rail. Airing cupboard housing the Mega flow hot water tank with slatted shelving.

Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC.

Externally

Another feature of this home are the level front and rear gardens. The Front Garden is laid to lawn, with shrub bed borders providing year round interest and colour. There is also a Veranda providing an ideal place for outdoor sitting during the fine weather. Brick wall and timber fenced boundaries. A driveway provides ample off road parking and also leads to:

Detached Garage 18'0" (5.49m) x 9'10" (3m)

Prefab concrete construction with fibre cement roof. Up and over door to front. Personal door to side leading to garden. Power and light connected.

Rear Garden

A lovely feature of this home is the level and enclosed Rear Garden. There is a good sized patio area immediately adjacent to the property, being ideal for out door dining and sitting during the fine weather, with the remainder then being laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panel fenced, brick wall and hedge boundaries. Outside water tap. Front pedestrian access to side of property via timber garden gate.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band E. 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

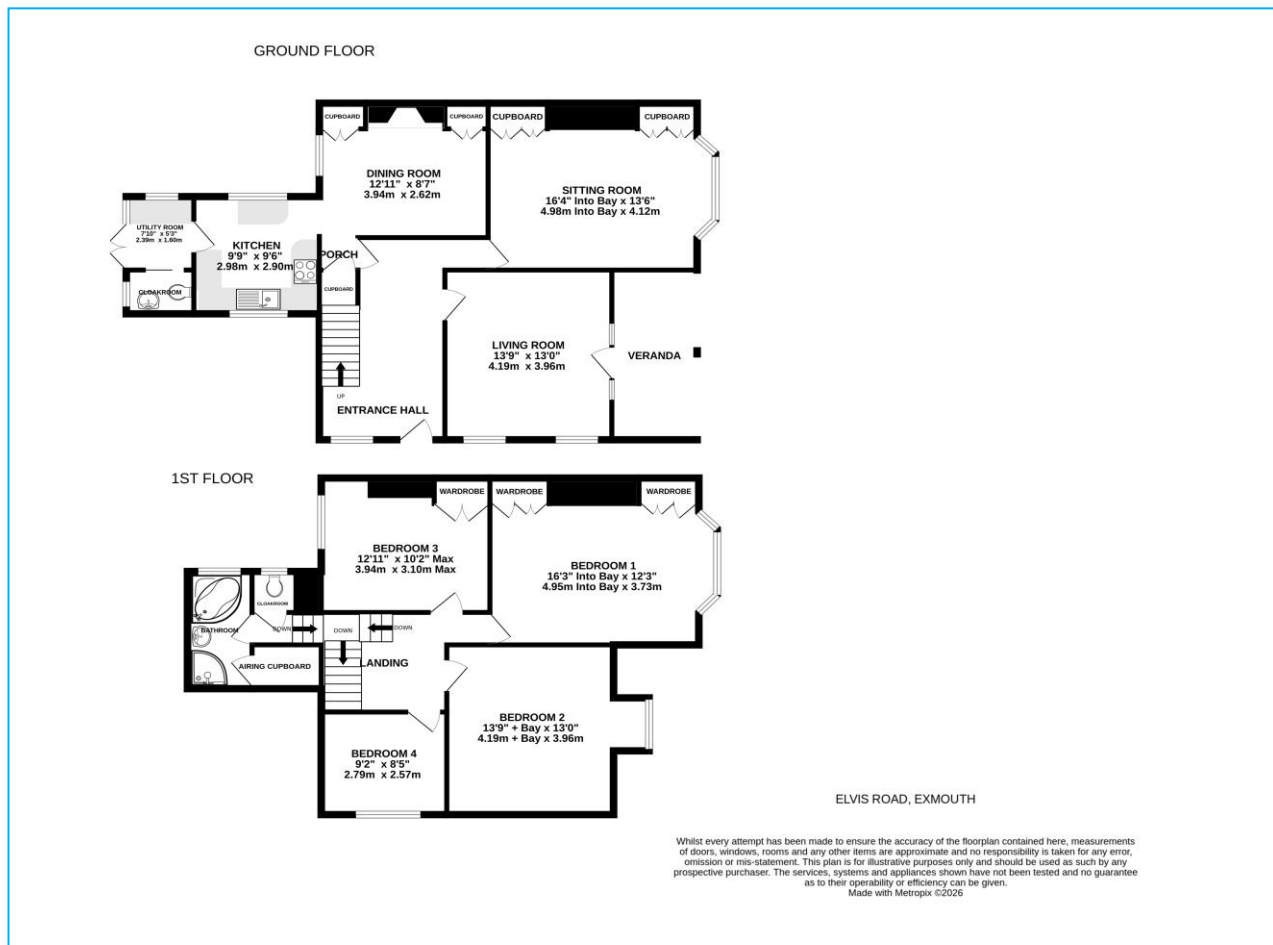
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

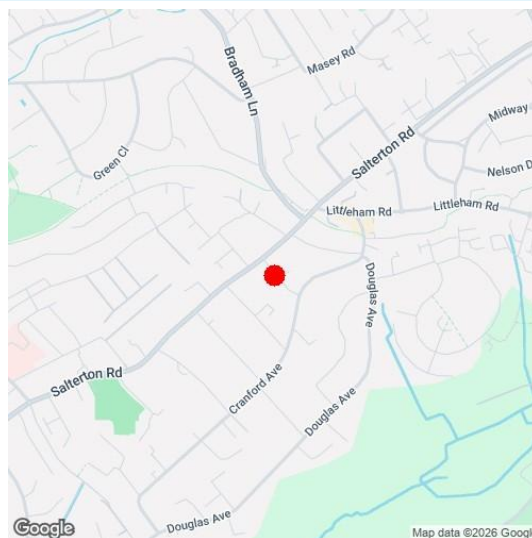
Please note that the property was under pinned in 1982 with paperwork available upon request to Links Estate Agents





Directions

From our prominent Town centre office, turn left into Rolle Street and continue into Rolle Road. Proceed straight ahead at the roundabout, passing The Deaf Academy and continue into Douglas Avenue. After passing The Devoncourt Hotel, turn left into Cranford Avenue. Take the fourth turning on the left into Elvis Road where the property will be found on the right 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 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.