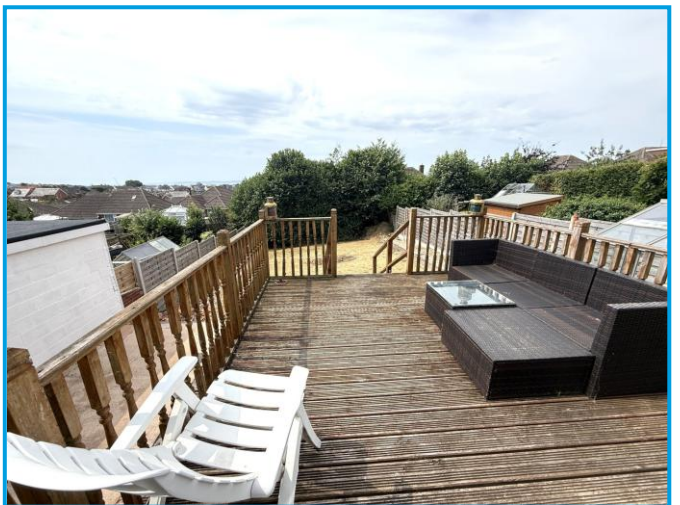


01395 222350

LINKS
ESTATE AGENTS

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Guide Price £319,950
22 Willow Avenue, Exmouth, EX8 4QS



- Updated Detached Bungalow In Popular Location • Sea & South Devon Coastline Views From Rear • Gas Central Heating & Double Glazing • Dual Aspect Living Room With Views
- Modern Kitchen / Breakfast Room With Views • 2 Double Bedrooms & Modern Shower Room
- Potential Loft Conversion (Subject To Planning) • Good Sized, Southerly Facing Rear Garden



Accommodation

Steps lead up to uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Porch

Steps then lead up to the main front door, which leads to:

Entrance Hall

Obscure glazed window to side. Radiator. Access to insulated and part boarded loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation. It is worth noting that a loft conversion with windows to the rear would gain far reaching Exe Estuary, Sea and South Devon coastline views from the rear. High level cupboard. Wooden flooring. Wall mounted central heating thermostat. Doors leading to:

Living Room 16'0" (4.88m) Plus Bay x 10'11" (3.33m)

Dual aspects having uPVC double glazed window to side and uPVC double glazed French doors, with windows to either side, gaining South Devon coastline and Sea views. The doors also give access to the raised decking. Radiator. Tiled fireplace feature. Wooden flooring.

Kitchen / Breakfast Room 16'0" (4.88m) x 9'4" (2.84m)

uPVC double glazed door to side leading to side porch, window to side and uPVC double glazed window to rear that gains those Sea and South Devon coastline views. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Integrated washing machine fridge and freezer. Useful shelved storage cupboard which also has the electric meter and electric fuse box. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Tiled flooring.

Side Porch

uPVC double glazed external doors giving access to front and rear.

Bedroom 1 12'9" (3.89m) x 10'11" (3.33m)

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

Bedroom 2 9'8" (2.95m) x 9'4" (2.84m)

uPVC double glazed window to front. Useful shelved storage cupboard. Radiator. Wooden flooring.



Shower Room

Obscure uPVC double glazed window to side. Modern fitted white suite of corner shower cubicle with thermostatically controlled shower unit, low level WC and wall mounted wash hand basin. Fully tiled walls and floor. Heated towel rail. Shaver light and socket.

Externally

The easy to maintain and terraced front garden is laid to shingle with wall boundaries.

Parking

A driveway to the side of the property provides ample off road parking for several motor vehicles.

Rear Garden

The property has a good sized and Southerly facing rear garden, consisting of a raised decking area immediately adjacent the property, ideal for outdoor dining, sitting and enjoying those Sea and South Devon coastline views during the fine weather. Steps then lead down to remainder of the gardens, which are laid to a mixture of patio and lawn. Useful under decking storage area. Greenhouse. Outside water tap. Timber panelled fence and hedge boundaries. Front pedestrian access via side porch or timber garden gate.

Tenure

The property is FREEHOLD

Services

All mains services are connected. 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

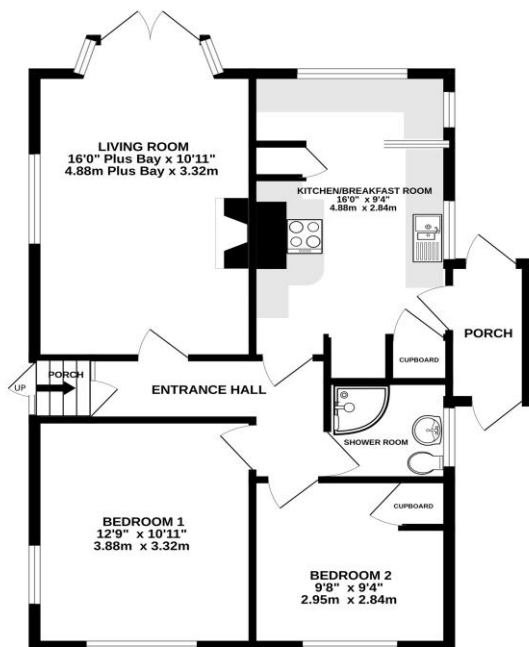
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



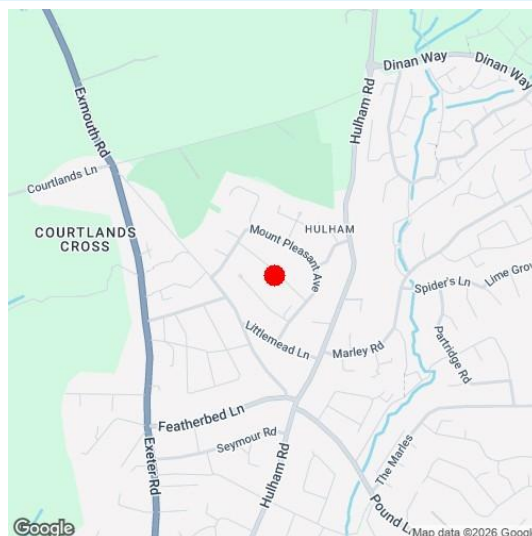
WILLOW AVENUE, EXMOUTH

While 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.
 Made with Metropix 020206

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 onto Hulham Road (Signposted Ottery St Mary), pass Withycombe Rugby club, then take the fifth left into Littlemead Lane, first right into Mount Pleasant Avenue and left into Willow Avenue, where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.