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LINKS
ESTATE AGENTS

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Guide Price £485,000
15 Featherbed Lane, Exmouth, EX8 3ND



- Bay Fronted 1930's Semi Detached House • Double Glazing & Gas Central Heating (Where Stated)
 - Bay Fronted Sitting Room, Separate Dining Room • Kitchen / Breakfast Room, Utility Room
- 3 First Floor Double Bedrooms With Wardrobes • Ground Floor Shower Room, First Floor Bathroom
- Ample Driveway Parking, Detached Garage, Good Sized, Level Gardens • Viewing Highly Recommended



Accommodation

Ground Floor

uPVC double glazed front entrance door leading to:

Entrance Porch

uPVC double glazed windows to front and side, on rendered brick wall. Tiled flooring. Hardwood door leading to:

Vestibule

uPVC double glazed window to side. Wall mounted electric trip switch fuse box and electric meter. Picture rail. Tiled flooring. Half obscure glazed door, with obscure glazed panes to either side, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs study recess. Radiator. Picture rail. Doors leading to dining room, kitchen / breakfast room and:

Sitting Room 15'8" (4.78m) Into Bay x 12'8" (3.86m)

Walk - in double glazed bay window to front. Focal point of Stone fireplace with fitted log burner and wooden mantle over. Radiator. Picture rail.

Dining Room 13'11" (4.24m) x 11'11" (3.63m)

uPVC double glazed sliding patio doors leading to rear garden. Fireplace feature with wooden mantle and surround. Fitted storage cupboards to either side of chimney. Radiator. Picture rail.

Kitchen / Breakfast Room 12'7" (3.84m) x 11'3" (3.43m)

Dual aspect having 2 uPVC double glazed windows to side plus further uPVC double glazed with to other side aspect. Good range of cupboard and drawer storage units with roll edged work surfaces, matching breakfast bar and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Gas and electric cooker points. Space and plumbing for slimline dishwasher. Space for freestanding fridge / freezer etc. Concealed gas fired boiler that supplies the central heating and domestic hot water. Airing cupboard housing the hot water tank with slatted shelving. Radiator. Door leading to:

Utility Room 7'11" (2.41m) x 6'3" (1.91m)

Half obscure uPVC double glazed external stable door leading to rear garden with uPVC double glazed window adjacent. Space and plumbing for washing machine. Cupboard storage units. Further space for fridge / freezer etc. Tiled flooring. Door leading to:

Shower Room

Obscure uPVC double glazed window to side. White suite of shower cubicle with electric shower unit, low level WC and wall mounted wash hand basin. Fully tiled walls and floor. Radiator. Extractor fan.

First Floor

Galleried Landing

uPVC double glazed window to side. Radiator. Picture rail. Doors leading to all rooms.

Bedroom 1 15'8" (4.78m) Into Bay x 12'8" (3.86m)

Walk - in uPVC double glazed bay window to front with distant Sea and South Devon coastline views. Focal point of cast iron ornate fireplace. Picture rail. The 2 freestanding double wardrobes in situ are included in the sale.



Bedroom 2 13'3" (4.04m) x 11'11" (3.63m)

uPVC double glazed window to rear. Picture rail. The freestanding wardrobes in situ are included in the sale.



Bedroom 3 12'8" (3.86m) x 11'5" (3.48m) Max

uPVC double glazed window to rear. Picture rail. Access to loft space that, subject to gaining the correct planning permissions, could be converted to provide further living accommodation. The 2 freestanding double wardrobes in situ are included in the sale.

Bathroom

Double glazed window to front. White suite of panelled bath with electric shower unit over, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Radiator.

Externally

The property enjoys a good sized driveway and turning area that provides off road parking for up to 4 motor vehicles. Rockery to the front and planted to provide year round interest and colour. Low timber and brick wall boundaries to either side.

Rear Garden

The property enjoys a good sized, level and private Rear Garden which consists of a Flagstone patio area immediately adjacent the property, ideal for outdoor dining and sitting during the fine weather. There is a further patio area towards the rear of the garden. The remainder of the gardens are then laid to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. 2 timber garden sheds and timber summer house. Outside lighting. Brick wall and timber fenced boundaries. Front pedestrian access to side of property via timber garden gate. Within the rear garden is:

Detached Garage 21'5" (6.53m) x 9'4" (2.84m)

Up and over door to front. Double glazed windows to rear and side. uPVC double glazed personal door to side leading to rear garden. Power and light connected.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

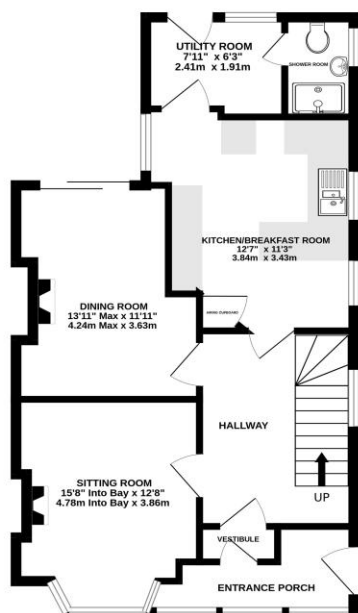
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Agents Note

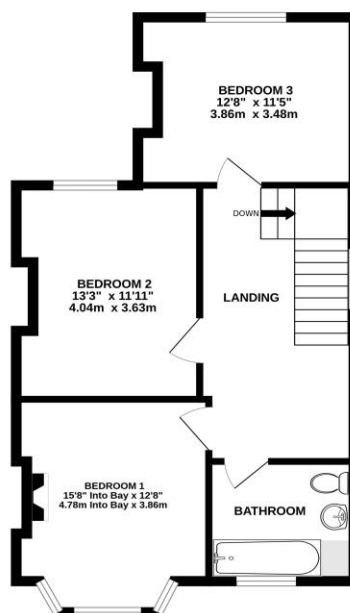
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



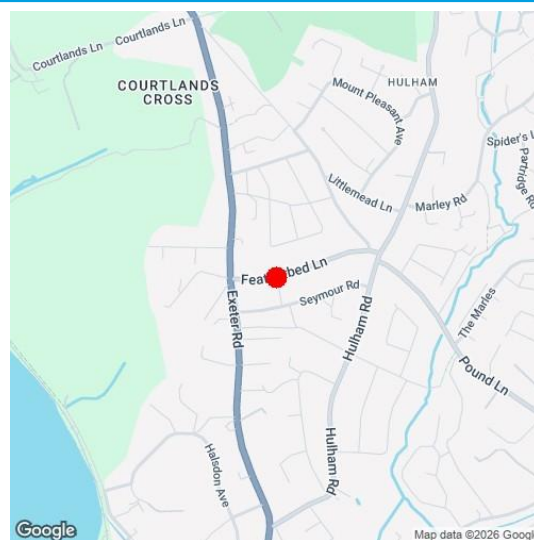
FEATHERBED LANE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 down Rolle Street and then take the a left hand turning at the first roundabout and then right at the next, heading along Marine Way. Continue into Exeter Road, passing through both sets of traffic lights. Upon passing The Co-Op, take the 4th right hand turning into Featherbed Lane, 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		76
(81-91) B		
(69-80) C		47
(55-68) D		
(39-54) E		47
(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.