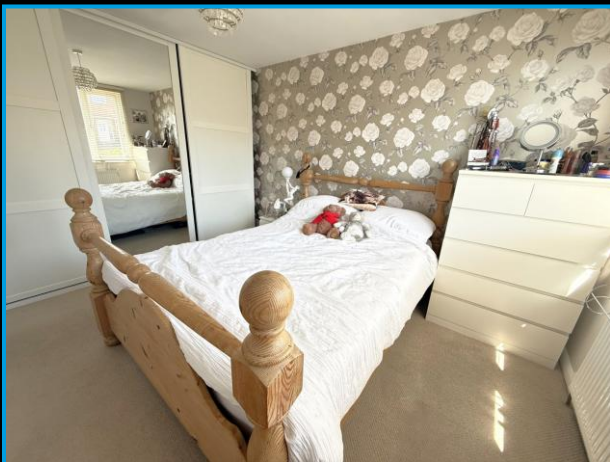


Guide Price £255,000

39a Vansittart Drive, Exmouth, EX8 5PD



- 2 Double Bedroom End Of Terrace House • Very Well Presented Throughout • Ground Floor Cloakroom, Living Room • Modern Fitted Kitchen/Breakfast Room • 2 Double Bedrooms & A Modern Bathroom • Brick Paved Driveway & Easy To Maintain Rear Garden • Sun Room & Fantastic Garden Room • Handy For Local Amenities. NO ONWARD CHAIN



Ground Floor

Step up to uPVC double glazed front entrance door, that has a window to the side, leading to:

Entrance Hall

Stair case rising to first floor. Attractive tiled flooring. Radiator. Smoke alarm. Doors leading to living room, doorway leading to the kitchen / breakfast room and a door to:

Cloakroom

White suite comprising low level WC and pedestal wash hand basin. Tiled flooring. Extractor fan. Inset ceiling lights.

Living Room 12'11" (3.94m) x 9'5" (2.87m)

Window to front. Radiator. TV point. Polished tiled flooring.

Kitchen / Breakfast Room 14'3" (4.34m) x 8'5" (2.57m)

Dual aspect having uPVC double glazed external door leading to rear garden, window to rear and window to side. Range of modern fitted cupboard and drawer storage units with Quartz work surfaces, Granite breakfast bar, complimentary tiled splash backs and under unit lighting. Inset single bowl sink with double drainer and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for a washing machine. Integrated dishwasher and microwave. Further space for free standing fridge/ freezer etc. Concealed gas fired combi boiler that supplies the central heating and domestic hot water. Tiled flooring. High level electric trip switch fuse box. Extractor fan.

First Floor

Landing

Access to insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 11'7" (3.53m) x 9'6" (2.9m)

Window to front. Range of built - in wardrobes to 1 wall with sliding fronted doors. Radiator.

Bedroom 2 16'4" (4.98m) x 7'8" (2.34m)

Window to rear. Radiator.

Bathroom

Obscure glazed window to front. Modern white suite comprising panelled bath with thermostatically controlled shower unit over, tiled to ceiling height, low level WC and pedestal wash hand basin. Useful linen cupboard. Radiator. Tiled flooring. Extractor fan.

Externally

To the front of the property is a brick paved driveway that provides ample off road parking. Timber garden shed.

Rear Garden

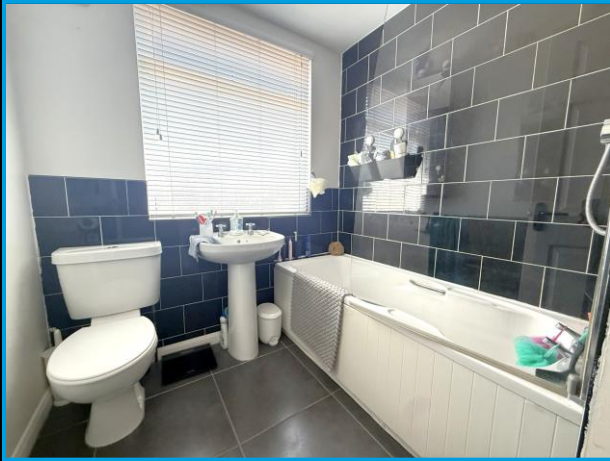
To the rear of the property is an enclosed and well planned rear garden that has been designed with ease of maintenance in mind. There is a raised deck area that provides the ideal area for outdoor dining and sitting during finer weather. The remainder of the garden is then laid to artificial grass that has shrub bed borders. Timber fenced boundaries. Outside water tap. Side pedestrian access via timber garden gate. Door leading to a workshop and a door leading to:

Sun Room 11'1" (3.38m) x 6'5" (1.96m)

uPVC double glazed windows to 3 sides on dwarf brick walls. Meter boxes. Power points.

Garden Room

Fantastic garden room which would make an ideal home office,



hobbies room or additional space to work from home. 2 x high level obscure windows to side, window to front and a glazed door to front. Laminate flooring. 2 x Upright radiators.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band B

Mortgage Assistance

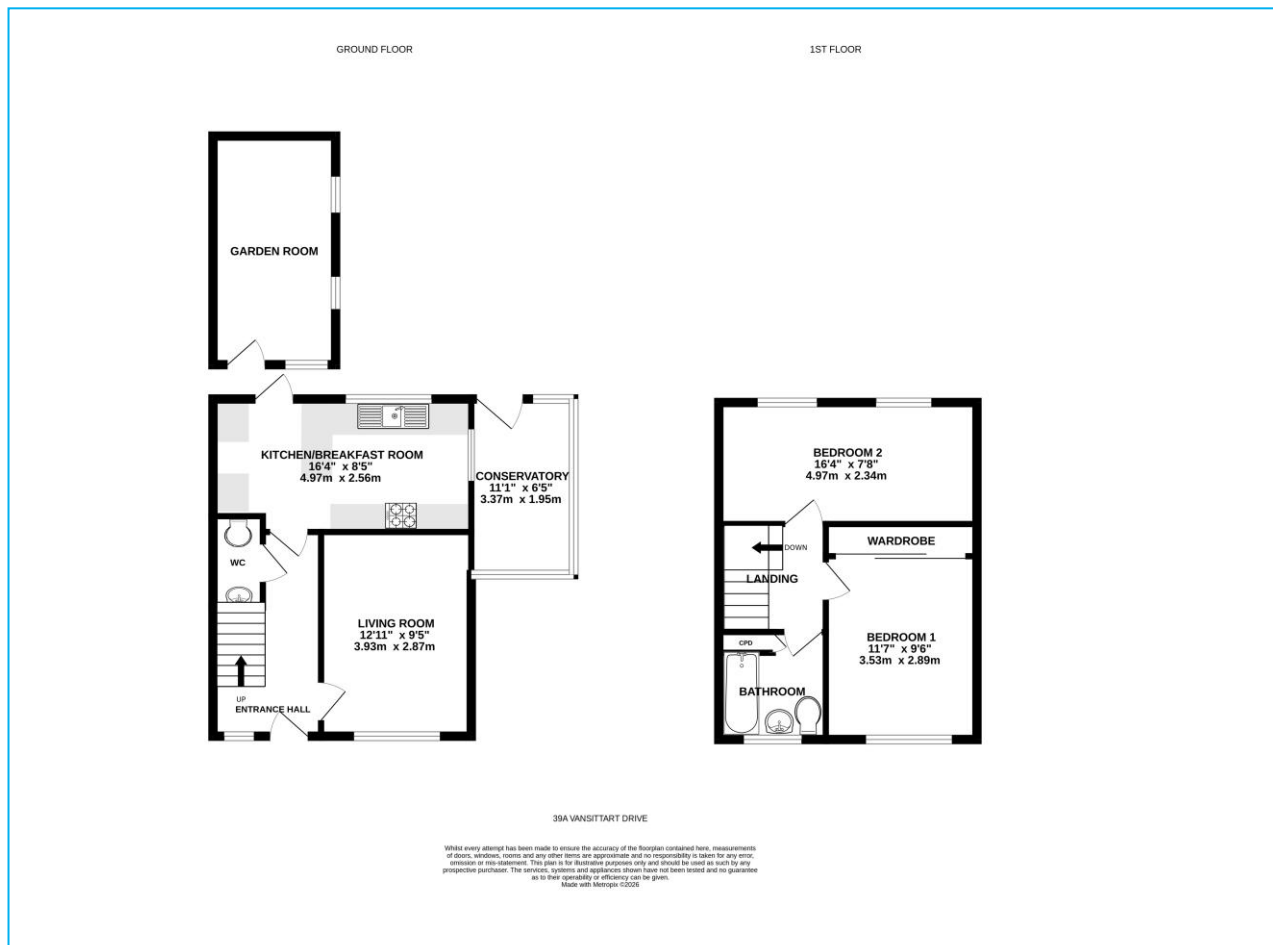
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

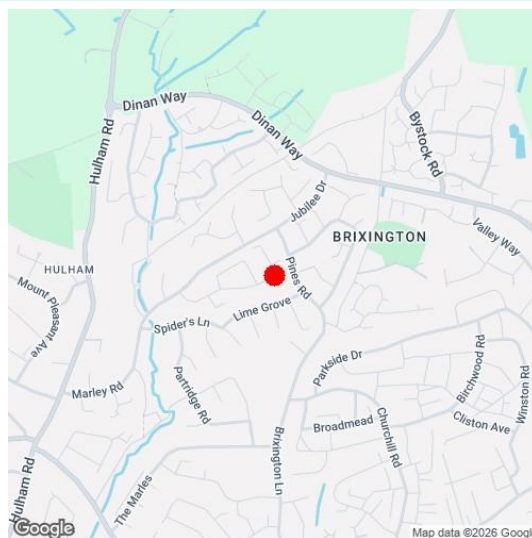
Agents Note

These are draft particulars and they are awaiting vendors verification.



Directions

From our prominent Town Centre office, proceed down Rolle Street towards The Strand and at the min roundabout, turn left. Turn right at the next mini roundabout into Marine Way and proceed through the traffic lights into Exeter Road. After the next set of traffic lights, turn right onto Hulham Road. Proceed over the roundabout and take the next right onto Marley Road and third right into Vansittart Drive where the property will be found on the left 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.