01395 222350

LINKS ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £285,000
90 Moorfield Road, Exmouth, EX8 3QP







• 3 Bedroom Semi Detached House Requiring Some Updating • Larger Than Average Gardens • Dual Aspect Lounge/Dining Room • Kitchen With Oven And Hob And Walk-in Larder • Modern Bathroom/WC • Range Of Useful Outbuildings Including A Workshop, Coal Shed/Store And WC • Double Glazing And Central Heating • NO ONWARD CHAIN



Accommodation

Ground Floor
Double glazed entrance door to:

Entrance Hall
Stairs to first floor. Cupboard under stairs. Radiator. Doors to:

Lounge/Dining room 17'7" (5.36m) x 12'8" (3.86m) Max
narrowing to 9`5" (2.87m) Double glazed window to the front and rear. TV aerial point. Radiator. Boarded fireplace. Telephone point.

Kitchen 11'8" (3.56m) x 10'9" (3.28m)
Double glazed window to the rear. Roll edge work top surfaces. Tile splash back. Single drainer sink unit. Base cupboard and drawer units. Wall mounted units. Integrated electric oven. Inset 4 ring gas hob. Cooker hood over. Plumbing for washing machine and dishwasher. Radiator. Walk-in larder with small obscure glazed window. Part glazed door to the side covered walkway.

First Floor Landing
Double glazed window to the front. Hatch to roof space. Built-in linen cupboard. Doors to:

Bedroom 1 12'8" (3.86m) x 9'11" (3.02m)
Double glazed window to the rear. Radiator. Built-in wardrobe.

Bedroom 2 10'9" (3.28m) x 9'7" (2.92m)
Double glazed window to the rear. Radiator. Built-in wardrobe.

Bedroom 3 9'8" (2.95m) x 7'5" (2.26m)
Double glazed window to the front. Radiator.

Bathroom/WC
Double glazed window to the rear. Shower bath. Tiled splash back. Glazed shower screen. Built-in shower. Pedestal wash hand basin. Close-coupled WC. Radiator. Extractor.

Externally
To the front of the property is a good size enclosed garden laid to lawn with shrub borders. Door to the side covered walkway leading through to the rear garden and utility buildings comprising:.

WC
Obscured window to the side. Low level WC.

Coal Store 4'11" (1.5m) x 3'7" (1.09m)

Workshop 9'6" (2.9m) x 7'11" (2.41m)
L shaped. Window to the rear. Work top surfaces.

Rear Garden
A good size rear garden laid mainly to lawn with mature flower and shrub borders. Timber decked area with a metal gazebo over.









Tenure
The property is FREEHOLD

Services
All mains services are connected. Council Tax Band C

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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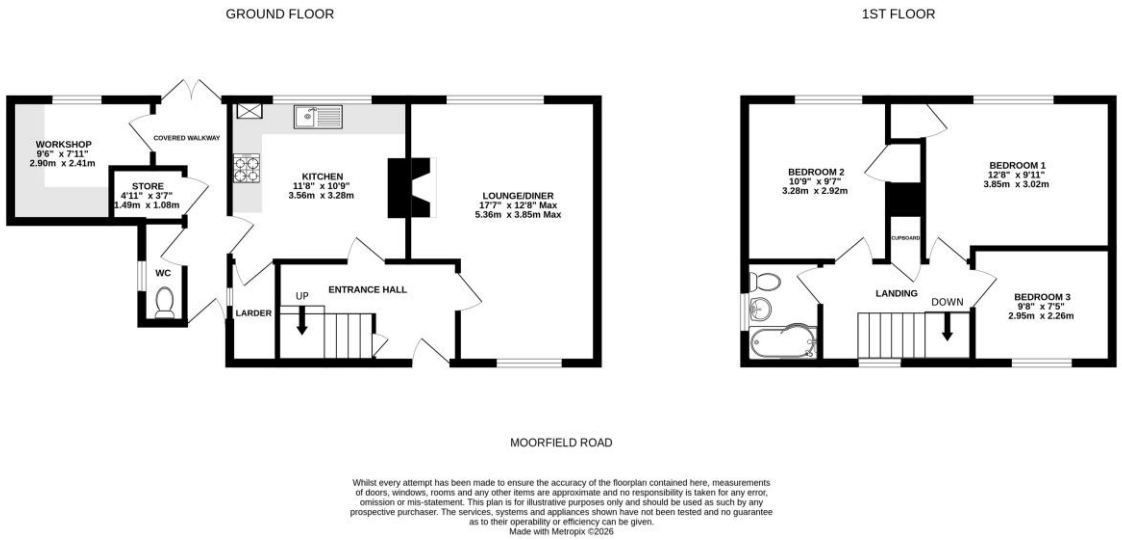
Agents Note
Please note this property is located set back from the road and does not offer any scope to create parking.



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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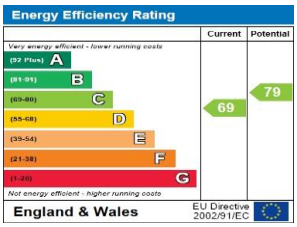
Directions

From our prominent town centre office, proceed onto Salterton Road and continue until you reach the traffic lights at Littleham Cross. Turn left down Bradham Lane and then take the 2nd left hand turning into Moorfield Road.The property is located behind the green area, immediately on the left hand side and clearly indefinitely by our for sale board.





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 guidline 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.