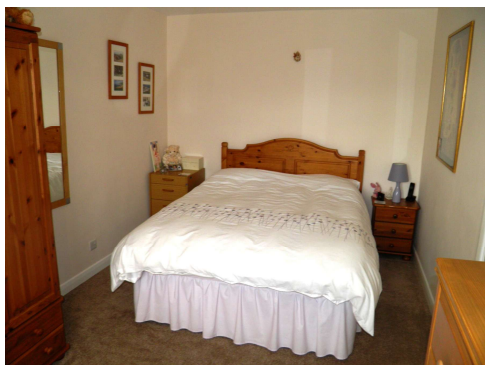


Price £230,000
35 Linden Close, Exmouth, EX8 4JW



- Immaculate Bungalow In Cul-De-Sac • Handy For Local Shops & 57 Bus Stops • Gas Central Heating & uPVC D/Glazing • Living / Dining Room Overlooking Rear Garden • uPVC Double Glazed Conservatory
 - Modern Fitted Kitchen & Bathroom • 2 Double Bedrooms
 - Garage, Driveway & Private, Southerly Facing Rear Garden



Accommodation

Step up to obscure uPVC double glazed front entrance door leading to:

Entrance Porch

Tiled flooring. Obscure glazed door leading to:

Entrance Hall

Access to insulated and part boarded loft space, with light, via trapdoor with ladder. Radiator. Wall mounted central heating thermostat. Doors leading to living / dining room, both bedrooms and bathroom, archway leading to:

Kitchen 10'6" (3.2m) x 5'4" (1.63m)

Window to front. Good range of modern matching cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink and single drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Radiator. Space for freestanding fridge / freezer etc.

Living Room 15'2" (4.62m) x 11'8" (3.56m)

Double glazed sliding patio doors leading to the rear garden. Focal point of fitted log effect electric fire within a fireplace surround. Radiator. TV point. Double glazed sliding patio doors leading to:

Conservatory 12'10" (3.91m) x 9'8" (2.95m)

Victorian style comprising of uPVC double glazed windows to rear on a rendered brick wall and uPVC double glazed French doors leading to the rear garden. Radiator. TV point. Double glazed doors leading to bedroom 2.

Bedroom 1 14'11" (4.55m) x 8'8" (2.64m)

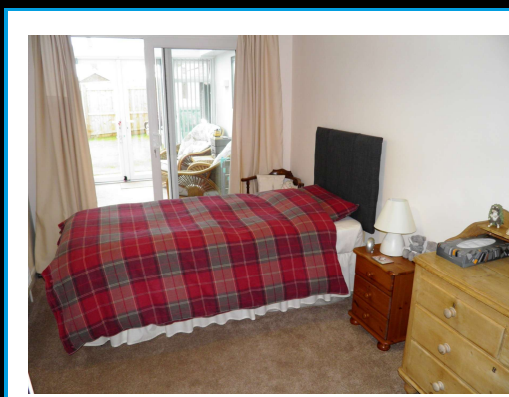
Window to front. Radiator.

Bedroom 2 14'5" (4.39m) x 8'1" (2.46m)

Radiator. Doors leading to hallway and conservatory.

Bathroom

Double glazed Velux window. Modern fitted white suite comprising panelled bath with thermostatically controlled shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Heated towel rail. Inset ceiling lights.



Externally

Extensive brick paved driveway providing off road parking for several motor vehicles. Outside water tap. Outside lighting. Driveway leading to:

Garage 16'8" (5.08m) x 8'2" (2.49m)

Electrically operated roll up and over door to front. uPVC double glazed window to side. Wall mounted gas fired combi boiler supplying the central heating and domestic hot water. Space and plumbing for washing machine. Wall mounted electric meter, gas meter and electric trip switch fuse box.

Southerly Facing Rear Garden

The enclosed, level and private Rear Garden has a patio area immediately adjacent the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub beds and borders. Timber fenced boundaries. Outside water tap. Outside power points. Outside lighting.

Tenure

The property is FREEHOLD

Services

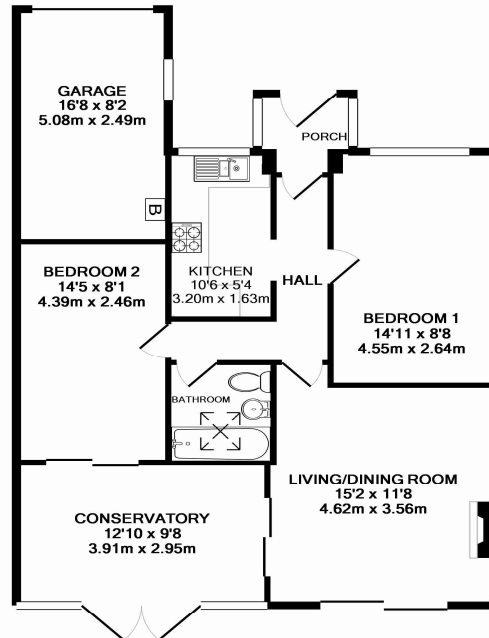
All mains services are connected. The property is on a water meter. Council Tax Band C

Mortgage Assistance

We are pleased to recommend Jim Atkinson Cert PFS of Mortgage Choice Plus, who is an Independent Financial Advisor who specialises in mortgages. Jim would be pleased to help, no matter which Estate Agent you finally buy through. For a FREE initial chat with Jim, please contact us to arrange an appointment on 01395 222350.

Mortgage Choice Plus is an appointed representative of Lighthouse Advisory Services Limited which is authorised and regulated by the Financial Conduct Authority.

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



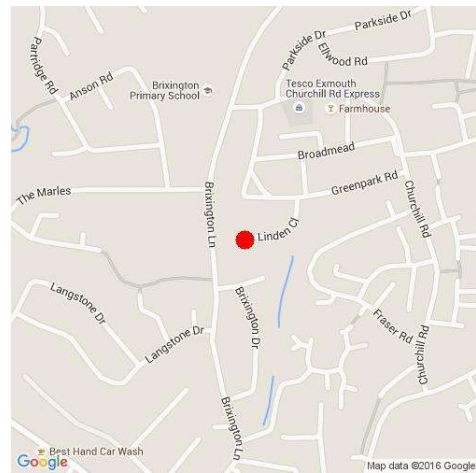
LINDEN CLOSE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Exmouth Town Centre, proceed on the Salterton Road. At the Littleham Cross traffic lights, turn right into Bradham Lane. At the mini roundabout, turn right into St Johns Road and second left into Churchill Road. Before reaching Brixington shops, turn left into Greenpark Road and left again into Linden Close. The property will be found towards the end of the Cul-De-Sac on the left hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(39-48) F	
(21-38) 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.