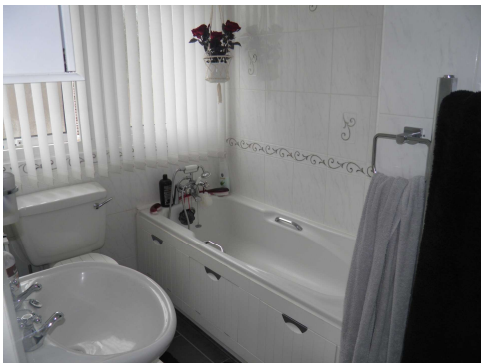


**Price £399,950**  
**45 Featherbed Lane, Exmouth, Devon, EX8 3NE**



- Well Presented, 4 Double Bedroom, Detached Chalet Bungalow • Deceptively Spacious Accommodation • Gas Central Heating & uPVC Double Glazing • 20' Living Room & 20' Kitchen / Dining Room • 2 Ground Floor Bedrooms, Closets & Wash Room • 2 First Floor Bedrooms, Bathroom & Closets • 2



## Ground Floor

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

### Entrance Hall

Stair case rising to first floor. Radiator. Cupboard housing the electric meter and newly installed trip switch fuse box (the property was re wired in July 2016). Radiator. Telephone point. Smoke alarm. Wall mounted central heating thermostat. Doors leading to living room, kitchen / dining room, both bedrooms and:

### Cloakroom

Obscure glazed window to rear. White suite comprising low level WC and pedestal wash hand basin. Tiled splash backs.

### Living Room 20'7" (6.27m) x 10'6" (3.2m)

uPVC double glazed French doors leading to the rear garden. Focal point of fitted, coal effect, electric fire within a brick fireplace surround with a Slate hearth and wooden mantle. TV point. 2 Radiators.

### Kitchen / Dining Room 20'9" (6.32m) x 11'9" (3.58m)

Dual aspect having uPVC double glazed external door to rear, window to rear and 2 windows to side. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Under unit lighting. Stainless steel one and a half bowl sink and single drainer unit with mixer tap. The Range style cooker in situ is available via separate negotiation. Fitted filter hood. Space and plumbing for dishwasher and washing machine. Further space for tumble drier and free standing fridge / freezer etc. Concealed gas fired combi boiler supplying the central heating and domestic hot water. Useful under stairs storage area. Radiator. Tiled flooring.

### Bedroom 3 14'4" (4.37m) Into Bay x 10'11" (3.33m)

Dual aspect having walk - in bay window to front and window to side. Fitted double wardrobe. Radiator. TV point. Door leading to:

### Wet Room

Comprising an electric shower unit and wall mounted wash hand basin. Fully tiled walls. Radiator.

### Bedroom 4 / Dining Room 13'2" (4.01m) Into Bay x 10'6" (3.2m)

Dual aspect having walk - in bay window to front and window to side. Radiator.

## First Floor

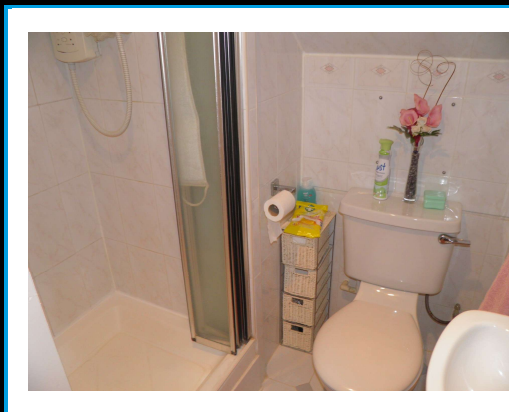
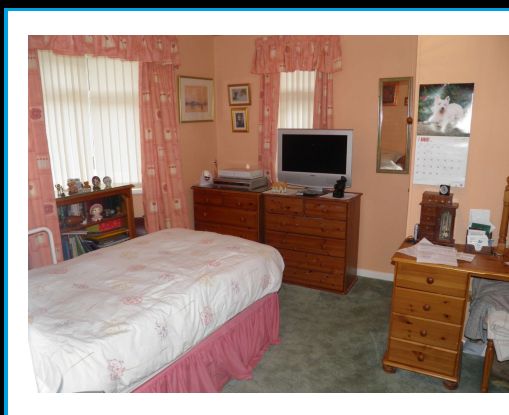
### Landing

Smoke alarm. Doors leading to both bedrooms and shower room.

### Bedroom 1 11'2" (3.4m) To Wardrobe x 10'3" (3.12m) Plus Recess

Window to rear gaining distant views of the Exe Estuary and Haldon Hills. Part sloped ceilings. Range of built - in wardrobes to 1 wall with access to further storage in the eaves. Further small storage cupboards. Radiator. Access to loft space. Inset ceiling lights. Door leading to:





### En - Suite Bathroom

Obscure glazed window to side. White suite comprising panelled bath with storage behind, low level WC and wall mounted wash hand basin. Fully tiled walls. Heated towel rail. Inset ceiling light.

### Bedroom 2 10'8" (3.25m) Max x 10'6" (3.2m) Max

Window to front. Part sloped ceilings. Radiator. Fitted storage. Access to eaves storage space. Radiator.

### Shower Room

White suite comprising shower cubicle with electric shower unit with splash screen door. Low level WC. Wall mounted wash hand basin. Fully tiled walls.

### Externally

The property is approached via a double wrought iron gate to an extensive off road parking area for up to 6 motor vehicles including, perhaps, a caravan or small boat. Decorative brick wall boundaries. Rockery. Outside gas meter box. The driveway leads to:

### Garage 15'10" (4.83m) x 7'8" (2.34m)

Up and over door to front. Personal door to rear. Power and light connected.

### Rear Garden

The enclosed Rear Garden has a patio area adjacent to the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with shrub and herbaceous beds and borders providing year round interest and colour, and garden pond. Timber fence and wall boundaries. Timber garden shed. Greenhouse. Outside lighting. Outside water tap. Front pedestrian access to side via timber garden gate. Adjacent to the property are 2 very useful, timber built offices / play rooms:

### Office 1 7'0" (2.13m) x 4'11" (1.5m)

Window to side. Power and light connected. Adjoining is:

### Office 2 7'10" (2.39m) x 7'0" (2.13m)

Window to rear and side. Power and light connected.

### Tenure

The property is FREEHOLD

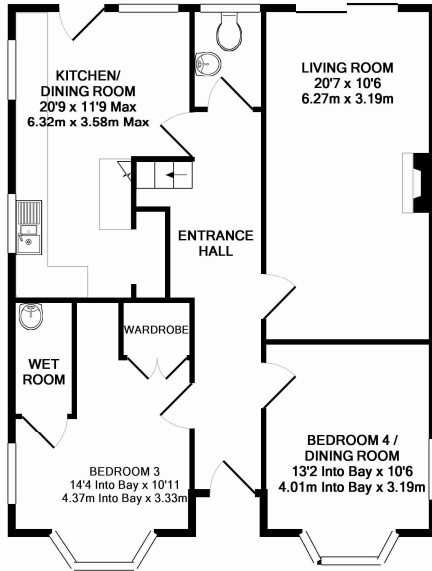
### Services

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

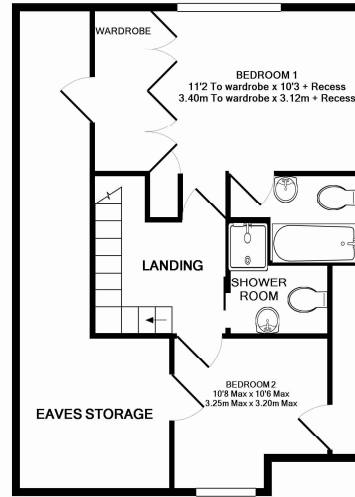
### Mortgage Assistance

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.



GROUND FLOOR



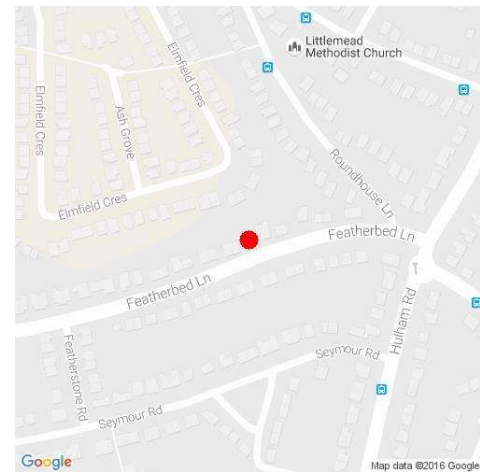
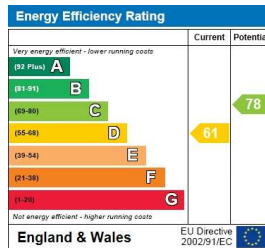
1ST FLOOR

FEATHERBED LANE

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 is made in their availability or efficiency can be given.

### Directions

From our prominent town centre, proceed out of town along Exeter Road. Upon passing the Shell Garage on the left hand side, take the 4th right hand turning into Featherbed Lane where the property will be found towards the end of the road, 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](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://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.