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123 Parkside Drive, Exmouth, Devon, EX8 4LX

PRICE **£329,950**

TENURE Freehold



An Attractive And Spacious Detached Bungalow Tucked Away At The Head Of A Quiet Cul-De-Sac In A Favoured Residential Area Of Exmouth

Superb Location • Two Double Bedrooms • Delightful Mature Gardens •
Double Glazed Conservatory Extension • Bright Lounge • Separate Dining Room •
Modern Kitchen • Shower Room/WC • Central Heating And Double Glazing •
Block Paved Driveway And Integral Garage •



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THE ACCOMMODATION COMPRISES: Twin double glazed entrance doors leading to:

ENTRANCE LOBBY: With courtesy door into the garage; obscured double glazed inner door with side panel window leading to the:

ENTRANCE HALLWAY: A spacious hallway with radiator set in radiator cabinet; telephone point; built-in cloaks/storage cupboard; built-in airing cupboard housing a factory lagged cylinder and slatted shelving; doors to:

LOUNGE: 15' 11" x 10' 11" (4.85m x 3.33m) maximum. Double glazed window to the front aspect enjoying a pleasant outlook down the cul-de-sac; gas coal effect fire set in attractive surround; radiator; television ariel point; opening through to:

DINING ROOM: 10' 2" x 9' 0" (3.1m x 2.74m) narrowing to 7' 10" (2.39m). Double glazed window to the front aspect; radiator; part glazed door leading to the:

KITCHEN: 12' 0" x 8' 9" (3.66m x 2.67m) Fitted with a modern range of units comprising of a one and a half bowl stainless steel sink unit set in roll edge work top surface with tiled splashback; range of base cupboard and drawer units with matching eye-level units over with concealed lighting below; space for a slot-in cooker with gas point and concealed cooker hood over; space and plumbing for a washing machine; double glazed window to the side aspect; door to the entrance hall; double glazed door leading to the:

CONSERVATORY: 15' 6" x 8' 8" (4.72m x 2.64m) A lovely feature of the property being double glazed with ceramic tiled flooring; television ariel point; double glazed French doors opening onto the rear garden.

BEDROOM ONE: 14' 1" including the depth of the wardrobes x 9' 11" maximum (4.29m x 3.02m) Double glazed window to the rear aspect; fitted with a comprehensive range of wardrobe/storage cupboards with an over-bed bridging unit and bedside cabinets; radiator.

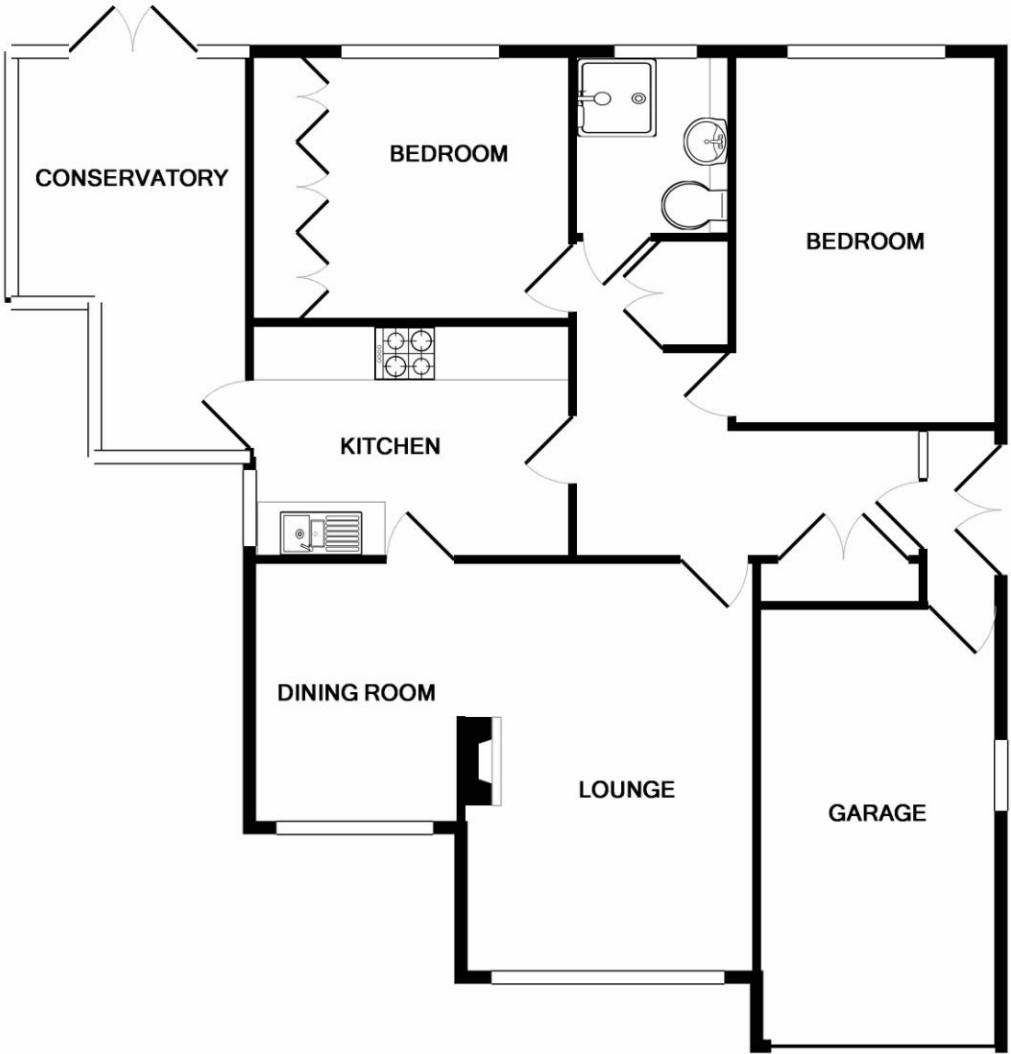
BEDROOM TWO: 10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to the rear aspect; radiator; fitted wardrobe/storage cupboards to one complete wall with mirror-fronted doors.

SHOWER ROOM / WC: Fitted with a suite comprising of a shower cubicle with built-in shower; WC with concealed cistern; vanity wash hand basin with storage cupboards below; ceramic tiled walls with wall mounted mirror; radiator; obscured double glazed window to the rear aspect.

OUTSIDE: To the front of the property a block paved driveway provides ample off-road parking and in-turn leads to the garage. There is side pedestrian access to both sides of the property which in-turn leads to the **REAR GARDEN** which is a particularly delightful feature of the property and comprises of a block paved patio / terrace area and mature lawned area with attractive well stocked flower and shrub borders. Two timber storage sheds and outside water tap.

GARAGE: 16' 3" x 8' 1" (4.95m x 2.46m) Integral with up and over door; power and light connected; double glazed window to side aspect; hatch to roof void; Worcester gas fired boiler providing domestic hot water and central heating; courtesy door into the entrance lobby.

FLOOR PLAN:



TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.6 SQ.M.)
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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