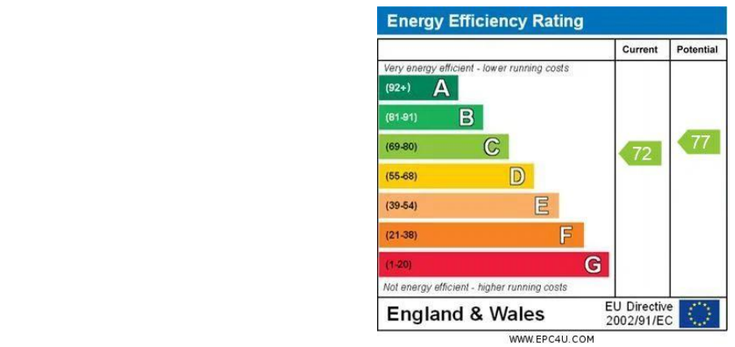










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20a Littleham Road, Exmouth,
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GUIDE PRICE
£235,000
TENURE Freehold



An Individually Built Architect Designed Bungalow Situated In A Convenient Location With A Detached Garage / Workshop

Architect Designed Bungalow * Master Bedroom * Modern Fitted Kitchen Bathroom/Wc * Upvc Double Glazing * Gas Central Heating * Walled Courtyard Garden * Detached Garage/Workshop * Convenient Location No Onward Chain

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An architect designed bungalow circa 2000 built to a high standard with a generous glazed frontage boasting secure private courtyard gardens and a detached garage/workshop. Occupying a private spot along a lane to the rear of Cranford Avenue shopping parade the property boasts excellent access to the local facilities including transport links to the town centre and seafront. This individual property must be seen to be fully appreciated and offered for sale with NO ONWARD CHAIN.

THE ACCOMMODATION COMPRISES: uPVC double glazed door and matching side panel windows providing plenty of natural light; to open entrance lobby housing cupboard and coats hanging space. Wood effect karndean flooring; Opening to:

OPEN PLAN KITCHEN: 5.18m x 2.31m (17'0" x 7'7") Overall maximum measurement; a modern fitted kitchen with a range of base cupboard and wall units; with marble effect laminate worktops and stainless steel splashbacks and matching drawer set; stainless steel one and a half bowl single drainer sink unit with mixer tap over; glass fronted display cabinet; concealed under lighting; electric under counter single oven and 4 ring gas hob over; chimney style extractor fan with inset lighting; cupboard housing wall mounted Worcester combi boiler providing hot water and central heating; high level electric consumer unit; space and plumbing for washing machine; appliance space for under counter fridge/freezer; power points; ceiling lights; radiator; high level electric consumer unit; continuation of Karndean flooring. Opening through to:

DINING ROOM: 2.82m x 2.21m (9'3" x 7'3") With uPVC double glazed window to side aspect; fitted wardrobe storage; ideal space for dining or the potential to re-instate as a second bedroom; ceiling light; radiator; power points.

LIVING ROOM: 4.11m x 3.78m (13'6" x 12'5") A lovely bright and sunny living room accessed via open archway with floor-to-ceiling tilt and turn uPVC windows and further high level windows offering an abundance of light; radiator; ceiling light's; power points; TV & aerial point; feature inset decorative obscure glass wall.

INNER HALLWAY: From the inner hallway doors lead to:

BEDROOM: 3.81m x 2.54m (12'6" x 8'4") A fine bedroom with uPVC double glazed window and further high level windows; radiator; power points; ceiling light.

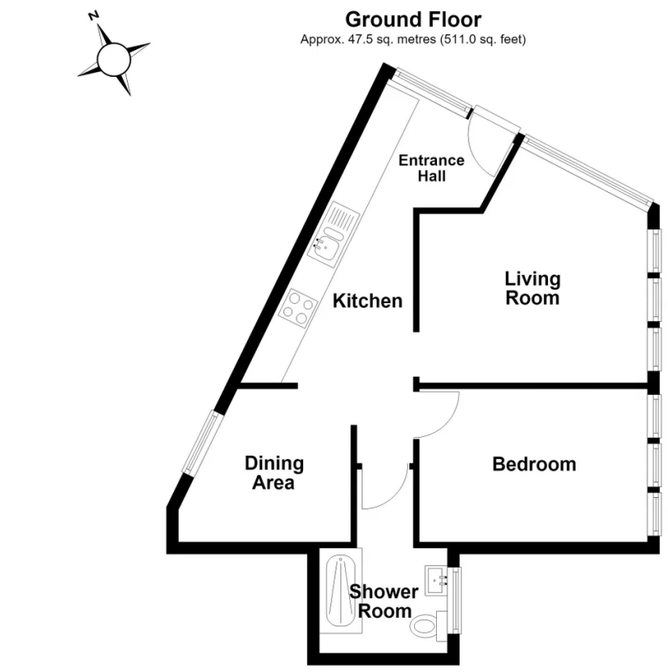
BATHROOM/WC: 3.02m x 3.81m (9'11" x 12'6") A stylish modern suite comprising of generous shower cubicle with shower and detachable hose; fixed shower screen; chrome hand rails; marble effect aqua panels; ceramic vanity sink unit with storage cupboard below; mixer tap over; close coupled WC with push button flush; chrome heated towel rail; uPVC obscure glazed window to side aspect; half height tiled wall surrounds; Karndean tiled affect flooring; ceiling spotlighting.

OUTSIDE: The property is approached via a private lane and occupies a secluded spot. The Garden is worthy of special note accessed via archway entrance and being surrounded by brick boundaries and of various sunny paved areas ideal for outside entertaining. A decorative stone chipped pathway leads down the side of the property leading to a timber garden shed 5"9 x 3"10. Gas meter and outside water tap with space for bin storage. There is a canopy entrance to the front of the property; and shrub borders; outside solar lighting and electric.

From the private lane there are parking areas for approximately 2 cars and access to:

SINGLE GARAGE: 3.84m x 3.12m (12'7" x 10'3") With up and over door and an additional store area to the front 10"3 x 3"3. Power and light.

FLOOR PLAN:



Total area: approx. 47.5 sq. metres (511.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

20a Littleham Road, EXMOUTH

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.