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LINKS
ESTATE AGENTS

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Guide Price £350,000

58 Langstone Drive, Exmouth, EX8 4JA



- Well Presented 3 - 4 Bed Semi Detached House • Gas Central Heating & Double Glazing • Living Room, Kitchen / Dining Room, Study • 3 First Floor Double Bedrooms, Bedroom 4 / Dressing Room
- Bathroom Having Shower Over Bath • Garage & Driveway • Corner Plot Gardens, Extension Potential • NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to double glazed front entrance door leading to:

Entrance Porch

Laminate flooring. Door leading to:

Kitchen / Dining Room 14'8" (4.47m) x 9'1" (2.77m)

2 uPVC double glazed windows to front. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback. Stainless steel single sink and draining unit. The gas cooker, washing machine and freestanding fridge / freezer, in situ are included in the sale. Radiator. Laminate flooring. Door leading to:

Living Room 14'8" (4.47m) x 11'11" (3.63m)

3 uPVC double glazed windows overlooking the rear garden. Staircase rising to first floor. Useful shelved storage cupboard. Wall mounted central heating thermostat. Radiator. Door leading to:

Study 7'11" (2.41m) x 7'8" (2.34m)

Obscure uPVC double glazed external door leading to rear garden with uPVC double glazed window adjacent. Wooden flooring. Personal door through to garage.

First Floor

Landing

Access to insulated loft space. Airing cupboard housing the gas fire Combi boiler that supplies the central heating and domestic hot water, with slatted shelving. Doors leading to 3 double bedrooms and bathroom.

Bedroom 1 14'8" (4.47m) x 8'11" (2.72m)

3 uPVC double glazed windows to rear. Built - in bulkhead double wardrobe. Radiator. Sliding door leading to:

Dressing Room / Bedroom 4 7'9" (2.36m) x 7'5" (2.26m)

uPVC double glazed window to rear. Radiator.

Bedroom 2 13'0" (3.96m) x 7'10" (2.39m)

uPVC double glazed window to front. Radiator.

Bedroom 3

uPVC double glazed window to front. Useful storage recess including hanging rail. Radiator.

Bathroom

Obscure uPVC double glazed window to front. White suite of panelled bath with electric shower unit over and tiling to ceiling height, low level WC and vanity wash hand basin. Radiator.

Externally

The property enjoys corner plot Gardens. The open plan Front Garden is laid mainly to lawn, with shrub beds, plus a driveway providing off - road parking. Subject to gaining the correct planning permissions, there could be the potential to create further off road parking or extension potential.



Garage 18'5" (5.61m) x 7'11" (2.41m)

Up and over door to front. Gas meter. Electric meter and fuse box cupboard. Power and light connected.

Rear Garden

The property enjoys a good sized enclosed corner plot rear garden consisting of a Flagstone patio area immediately adjacent the property, ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to a mixture of lawn and shingle area's and planted with various shrub and herbaceous beds and borders providing year round interest and colour. Timber panelled fenced boundaries. Front pedestrian access to side of property via timber garden gate.

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 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

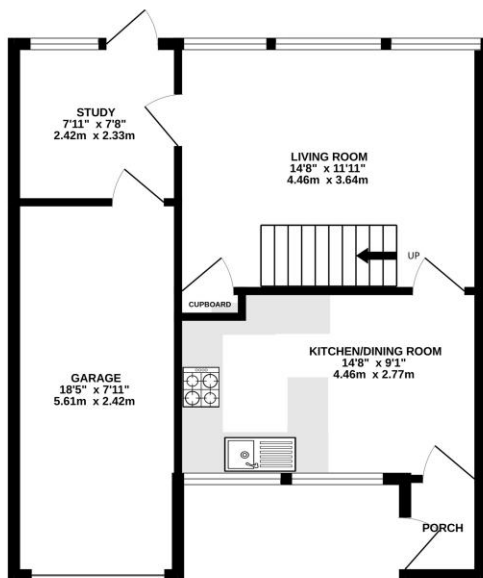
Your home may be repossessed if you do not keep up repayments on your mortgage

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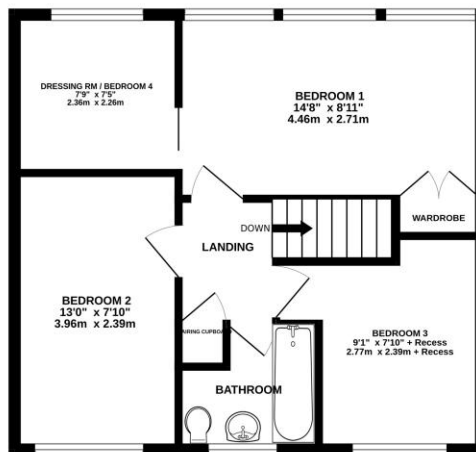
Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR



1ST FLOOR



LANGSTONE DRIVE, EXMOUTH

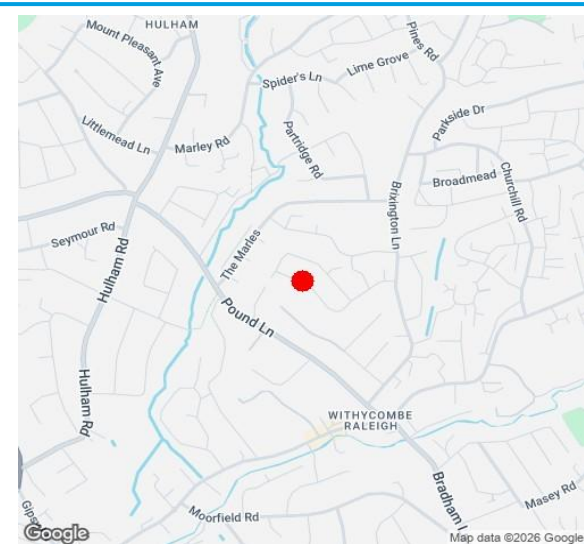
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Exmouth town centre, proceed onto Salterton Road and turn left at the first set of traffic lights signposted Exeter. Proceed down the hill having Phear Park on your right hand side and turn right at the mini roundabout. Proceed straight ahead at the second mini roundabout into Withycombe Village Road. At the end of the road, and at the next mini roundabout, turn left and immediately right into Forton Road. Turn left into Langstone Drive, follow the road around, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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.