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LINKS ESTATE AGENTS

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Guide Price £535,000
39 Hamilton Lane, Exmouth, EX8 2JT







• Exceptional And Spacious 3 Double Bedroom Detached Bungalow • Spectacular Panoramic Views Towards The River Exe Estuary And Haldon Hills • Impressive Open Plan Living/Dining Room/Kitchen • Covered Sun Terrace With Panoramic Views • Well Appointed Shower Room/WC • Driveway, Hardstanding And Good Size Garage With Electrically Operated Door • Gardens Front And Rear • NO ONWARD CHAIN









Accommodation
Double glazed entrance door to:

Entrance Lobby
Glazed inner door with side panel window to:

Open Plan Living/Dining Room/Kitchen 29'1" (8.86m) x 20'1" (6.12m)
Maximum over all measurements. A superb room designed to take full advantage of the spectacular open views towards the River Exe Estuary and Haldon Hills beyond. Double glazed windows to 3 aspects and sliding double glazed patio doors opening onto the covered sun terrace. Wood effect flooring. 3 Radiators. Modern slate grey kitchen comprising base cupboard and drawer units. Large central island with storage below. Inset sink unit. Integrated electric oven. Inset induction hob with cooker hood over. Walled mounted scaffold board shelf. Space for fridge/freezer. Opening through to:

Inner Hallway
Built-in stroage cupboard. Hatch to roof space. Doors to:

Bedroom 1 13'10" (4.22m) x 9'11" (3.02m)
A double bedroom. Double glazed window to the rear providing superb River Exe Estuary and Haldon Hill views, Open fronted wardrobes to one complete wall. Radiator.

Bedroom 2 13'5" (4.09m) x 11'9" (3.58m)
A double bedroom. Double glazed window to the front aspect. Radiator.

Bedroom 3 13'6" (4.11m) x 8'6" (2.59m)
A double bedroom. Double glazed window to the front aspect. Radiator.

Shower Room/WC
2 Double glazed windows to the side. Well appointed with a large walk-in shower cubicle with built-in shower. Tiled splash back. Extractor fan/light. Inset wash hand basin. Wall-mounted mirror. Heated towel rail. Close-coupled WC. Under counter space and plumbing for washing machine.

Covered Sun Terrace
Affording superb open panoramic views towards the River Exe Estuary. Steps lead down to the rear garden giving access to:

Workshop/Utility 12'6" (3.81m) x 7'7" (2.31m)
Double glazed wind to the rear. Power and light. Plumbing for washing machine.

Externally
Gated pedestrian access to path leading to the front door. Area of front garden with access to both sides of the property leading to the rear garden.
The REAR GARDEN comprises an area of lawn with mature flower and shrub borders. Crazy paved patio with central specimen palm tree. Aluminium framed greenhouse. Further raised patio area providing impressive views. Outside water tap.



Driveway
Providing off road parking and further gravelled hardstanding area. Leading to:

Garage 17'10" (5.44m) x 15'2" (4.62m)
A good size garage with remote electrically operated roller door. Power and light. Window to rear.

Tenure
The property is FREEHOLD

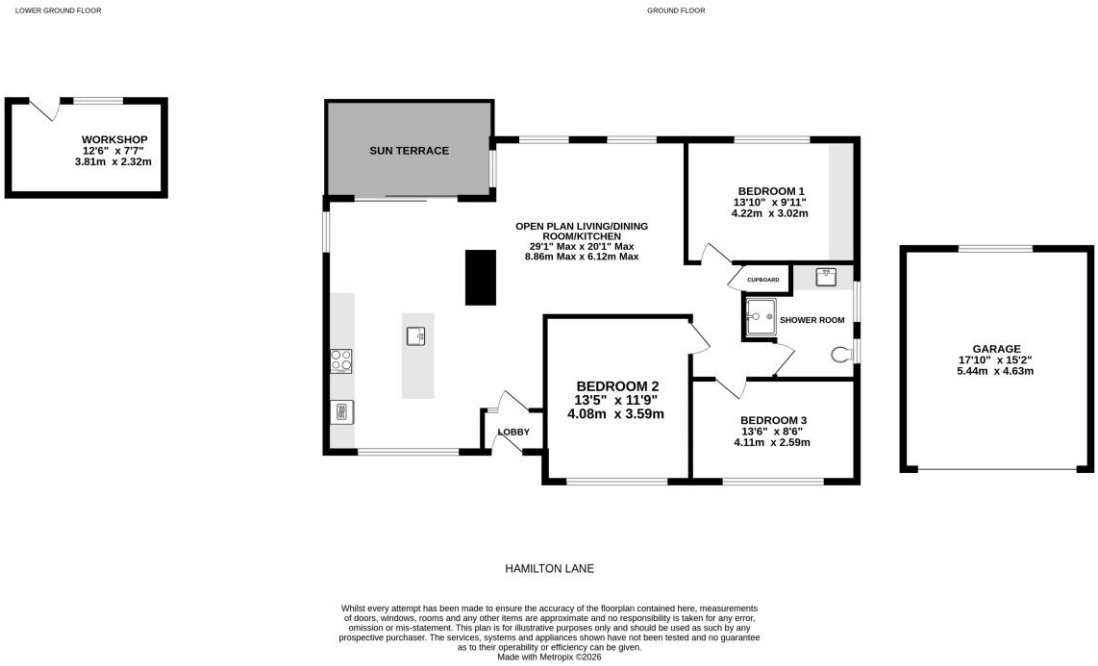
Services
All mains services are connected. Council Tax Band E

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

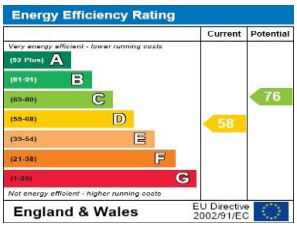
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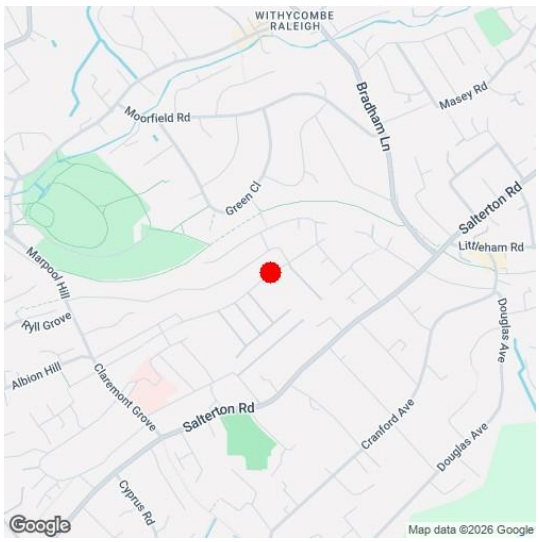
Agents Note
Please note these are draft particulars and are awaiting vendors verification.



Directions

From our prominent Town Centre Office, proceed up Rolle Street to the mini roundabout. Turn left onto Salterton Road and at the traffic lights, turn left onto Claremont Grove and then take a right hand turning, immediately after the traffic lights into Phear Aevnue. Continue up to the end of the road and follow into Hamilton lane where the property will be found 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 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 guidline 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.