



£475,000
10 East Drive, Exmouth, Devon, EX8 3LR



Located in a highly desirable part of Exmouth, this well-presented two-bedroom bungalow offers comfortable living with excellent access to local amenities and public transport links.

The accommodation includes a bright sitting room/bedroom 3, a modern fitted kitchen, and a spacious living room/orangery providing additional living space. There are two bedrooms, a contemporary bathroom and a separate shower room. Externally, the property benefits from a private rear garden, a garage and driveway parking for two vehicles.

Planning permission has been granted to extend into the roof – 2 bedrooms and a bathroom, offering further potential to enhance the property. Further details can be found at East Devon Planning **23/1594/FUL**

LOCATION Exmouth is a popular coastal town surrounded by beautiful Devon countryside and yet only twelve miles by road and rail from the Cathedral City of Exeter, with its intercity railway station, airport and access onto the M5 motorway. Exmouth boasts over three miles of golden sands and is ideal for a range of activities including boating, sailing and water skiing. The town also has a range of shops including an M&S Foodhall, a variety of restaurants, schools, a modern sports centre, swimming pool and various other amenities.

The accommodation comprises (all measurements are approximate):-

ENTRANCE: -Opaque double glazed entrance door to..

HALLWAY: -Coved ceiling. Radiator. Study recess space with cupboards under. Built-in double airing cupboard with shelving. Radiator. Hatch to roof. Doors leading off to..

SITTING ROOM/BEDROOM 3: 17' 2" (5.23m) x 14' (4.27m):

Double glazed double doors leading through to the sunroom. Double glazed window to the side. Coved ceiling. Radiator. Open fireplace.

KITCHEN: 14' 1" (4.29m) x 8' 11" (2.72m):

Modern fitted kitchen comprising stone effect worktop surfaces with matching up stands. White ceramic sink with drainer and mixer tap. Electric hob. Cupboards and drawers under with space for fridge freezer, washing machine and dishwasher. Built in double oven and built in larder cupboard. Matching wall mounted display cabinets. Cupboard concealing the gas fired combi boiler. Wine racks. Opaque double glazed window to the side, double glazed window to the rear and double glazed velux window. Downlighters.

LIVING ROOM/ORANGERY: 17' 7" (5.36m) x 15' 6" (4.72m):

Large bright room with double glazed windows to the rear and to the side. Two double glazed velux windows. Soft tiled roof. Double glazed door leading out to the rear garden. Two radiators.

BEDROOM 1: 11' 10" (3.61m) x 10' 11" (3.33m):

Double glazed window to the front. Range of fitted wardrobes Coved ceiling. Radiator

BEDROOM 2: 11' 10" (3.61m) x 10' 11" (3.33m):

Double glazed window to the front. Coved ceiling. Radiator.

BATHROOM: 8' 2" (2.49m) x 5' 9" (1.75m):

White suite comprising bath in full tiled surround with mixer shower tap. Wash hand basin in vanity unit with cupboards under and mixer tap. Enclosed flush low-level WC. Walls in full tiled surround. Two opaque double glazed windows to the side. Radiator.

SHOWER ROOM: 7' 3" (2.21m) x 5' 9" (1.75m):

Corner shower cubicle in full tiled surround with built-in shower. Enclosed flush low-level WC. Wash hand basin in a half-depth vanity unit with cupboards under and mixer tap. Vanity mirror with lighting. Walls in full tiled surround. Opaque double glazed window to the side. Downlighters. Chromed runged radiator.

OUTSIDE: To the front of the property is a private resin driveway providing parking for 2 cars. Planted front bed. Ramp leads up to the entrance door. Access at the side of the house leads to the single garage 17' 10" x 8' 1". Access around either side of the bungalow leads to the rear garden with a granite paved patio with ramp for access in turn leads onto a lawned garden with planted borders, fence and wall enclosure. The garage has an up and over door. Double glazed window to the rear pedestrian double glazed door. Attic storage. Power and light.



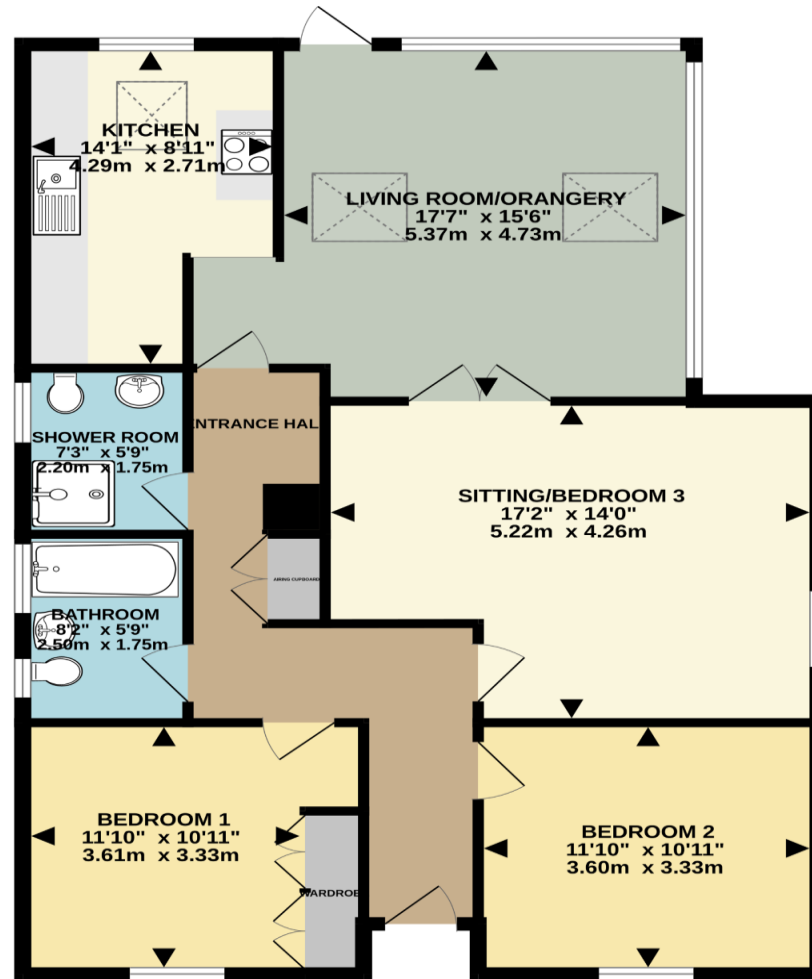
GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.

COUNCIL TAX: -Band D £2,433.97

TENURE: -Freehold

WHAT3WORDS: - Coffee.cult.hammer

DIRECTIONS: On entering Exmouth via the a376, continue past the speed camera on your left-hand side and follow the road up a gradual hill. Follow along the Exmouth Road and East Drive can be found 4th turning on the left-hand side.



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.