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63 Mount Pleasant Avenue, Exmouth,  
EX8 4QR

GUIDE PRICE  
**£300,000**  
TENURE Freehold



**An Extended Semi Detached Bungalow Enjoying Estuary And Coastline Views Located In A Favoured And Convenient Location With Attractive Gardens, Long Driveway And Garage.**

Reception Hall \* Lounge \* Kitchen \* Sitting Room Extension \* Two Bedrooms \* Shower Room/WC \* Gas Central Heating And Double Glazing \* A Programme Of Modernisation And Refurbishment Required \*

FOR SALE WITH NO ONGOING CHAIN



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THE ACCOMMODATION COMPRISES:

Open entrance porch with front door giving access to:

RECEPTION HALL:

Radiator; cupboard housing meters; access to roof space via loft ladder offering scope for conversion for additional accommodation if required subject to the necessary consents.

LOUNGE: 3.94m x 3.33m (12'11" x 10'11")

A dual aspect room views to side and front aspects gaining lovely views to the estuary and coastline beyond; tiled fireplace with matching hearth housing living flame effect coal gas fire; radiator.

KITCHEN: 2.95m x 2.84m (9'8" x 9'4")

Comprising work tops incorporating a breakfast bar area; cupboards; drawer units; plumbing for automatic washing machine and further appliance space beneath; single drainer sink unit with tiled surround; gas and electric cooker points; cupboard housing Vailant gas boiler for hot water and central heating; shelved larder style cupboard; radiator; double glazed window to side aspect; window overlooking sitting room; glazed panel doors to:

SITTING ROOM EXTENSION: 7.44m x 3m (24'5" x 9'10")

Spacious addition to the accommodation with full windows to side and rear aspects; feature fire surround incorporating display areas; radiator; door giving access to outside.

BEDROOM ONE: 3.33m x 3.05m (10'11" x 10'0")

Double glazed window to front aspect gaining views to the estuary and beyond; mirror fronted built-in wardrobes; radiator.

BEDROOM TWO: 3.56m x 3.1m (11'8" x 10'2")

Double glazed window to rear aspect; mirror fronted built-in wardrobes; radiator.

SHOWER ROOM: 1.7m x 1.63m (5'7" x 5'4")

Shower cubicle; pedestal wash hand basin; WC; tiled walls and tiled flooring; ceiling extractor fan; window with patterned glass.

OUTSIDE:

The property enjoys a long driveway providing ample off-road parking leading to a GARAGE; lawned area of front garden gaining views to the estuary; outside water tap. To the rear a delightful secluded rear garden enjoying a high degree of privacy and seclusion with mature flowers and shrub beds and trees; greenhouse and GARDEN STORE 7'5" X 9' 2" with light and power connected.

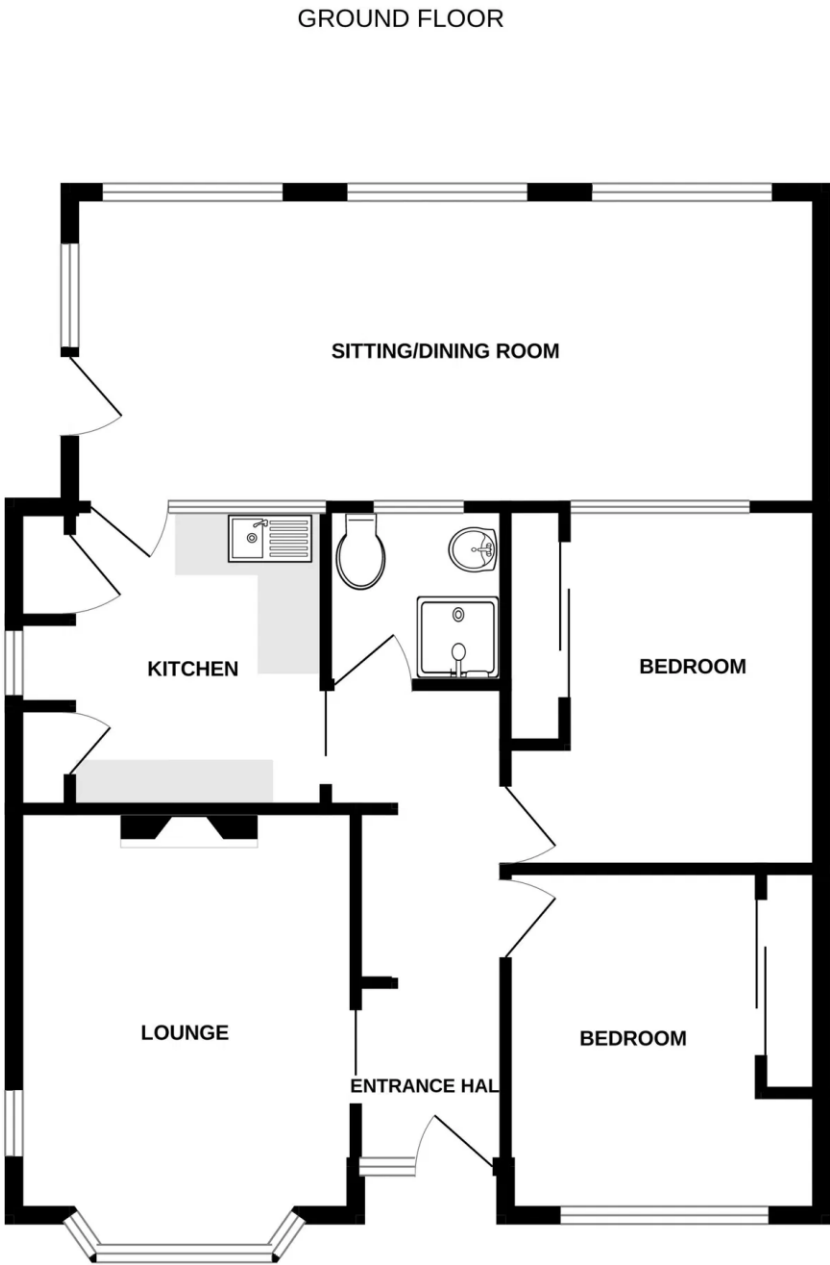
GARAGE: 4.57m x 2.44m (15'0" x 8'0")

Electric up and over door; power and light connected.

AGENTS NOTE:

As the property has not been occupied for a number of years, we cannot verify the heating system and fire is in working order. Therefore, we recommend that any interested parties should carry out any necessary checks before proceeding.

FLOOR PLAN:



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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