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50 Anson Road, Exmouth, EX8 4NY

Offers Over

£317,500

TENURE Freehold



**A Detached Bungalow Located In A Popular And Convenient Location
Offered For Sale With No Ongoing Chain**

Lounge/Dining Room * Kitchen * Three Bedrooms * Bathroom/Wc
Cloakroom/Wc * Pleasant Gardens * Driveway * Garage * Gas Central
Heating * Double Glazing * General Refurbishment Required
No Ongoing Chain

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THE ACCOMMODATION COMPRISES: Entrance canopy with uPVC front door giving access to:

ENTRANCE HALL: Radiator, telephone point.

CLOAKROOM/WC: Fitted with WC, pedestal wash hand basin, double glazed window with patterned glass.

LOUNGE/DINING ROOM: 6.4m x 3.94m (21'0" x 12'11") narrowing to 2.24m (7'4") Two double glazed windows to front aspect, fitted gas fire standing on marble hearth, TV point, two radiators, serving hatch to kitchen.

INNER HALLWAY: Access to roof space, airing cupboard with water cylinder.

KITCHEN: 3.02m x 2.51m (9'11" x 8'3") Fitted with patterned worktops with inset one a quarter bowl single bowl sink unit with cupboards and plumbing for automatic washing machine beneath, wall mounted cupboards, part-tiled walls, gas cooker point, double glazed window and door to outside with pleasant outlook.

BEDROOM 1: 3.2m x 3.15m (10'6" x 10'4") Double glazed window to rear aspect, radiator.

BEDROOM 2: 3.1m x 3.02m (10'2" x 9'11") Double glazed window to rear aspect, radiator.

BEDROOM 3: 2.67m x 2.31m (8'9" x 7'7") Double glazed window to side aspect, radiator.

BATHROOM/WC: 1.96m x 1.65m (6'5" x 5'5") Bath with shower unit over, pedestal wash hand basin, WC, double glazed window with patterned glass, radiator.

OUTSIDE: The front garden is planned with ease of maintenance in mind comprising of a decorative stone garden. A driveway provides off-road parking leading to the garage. A side gate and pathway giving access to the rear garden with access to cellar area housing the gas boiler for hot water and central heating. The rear garden is mainly laid to lawn with patio, raised flowerbeds and enjoying a pleasant open outlook across the town.

GARAGE: 4.85m x 2.67m (15'11" x 8'9") Double glazed window, power and light connected and door giving access to the rear garden.

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 to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

FLOOR PLAN:

