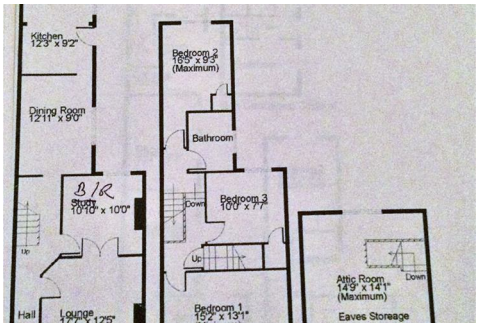
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"A Business Built Upon Recommendations!"









42 Lawn Road, Exmouth, EX8 1QJ

£329,950

PRICED REDUCED TO **** £329,950****** NO CHAIN !! PLEASE REGISTER YOUR INTEREST FOR THE " OPEN HOUSE VIEWING DAY" WHICH WE ARE ORGANISING " FOUR BEDROOM FAMILY HOME WITH ONE BEDROOM ANNEX/HOUSE* - We are delighted to offer "For sale" This spacious four bedroom family home which has been the subject of a significant programme of improvements.

ANNEX/2ND DWELLING
ATTENTION INVESTMENT PORTFOLIO BUYERS. This good size well proportioned attached second dwelling can be accessed totally independently of the main property. Full particulars and measurements can be found at the end of the sales particulars. The second One bedroom property has excellent income potential. This additional property has many prospective uses to include an annex for a family member or work from home space. Viewing is essential to appreciate the full possibilities of this secondary attached dwelling.

TRADITIONAL RECEPTION HALL
A good size traditional reception hall with modern white panelled fire doors giving access to all rooms. Door to an inner hallway which in turn gives access to the convenient and versatile good size downstairs bathroom. Stairs rise to the 1st floor landing. Under stairs storage cupboard. Ceiling light. Radiator. Power points. Door to inner hall.

LOUNGE
11'7" x 15'0" (3.544 x 4.591)

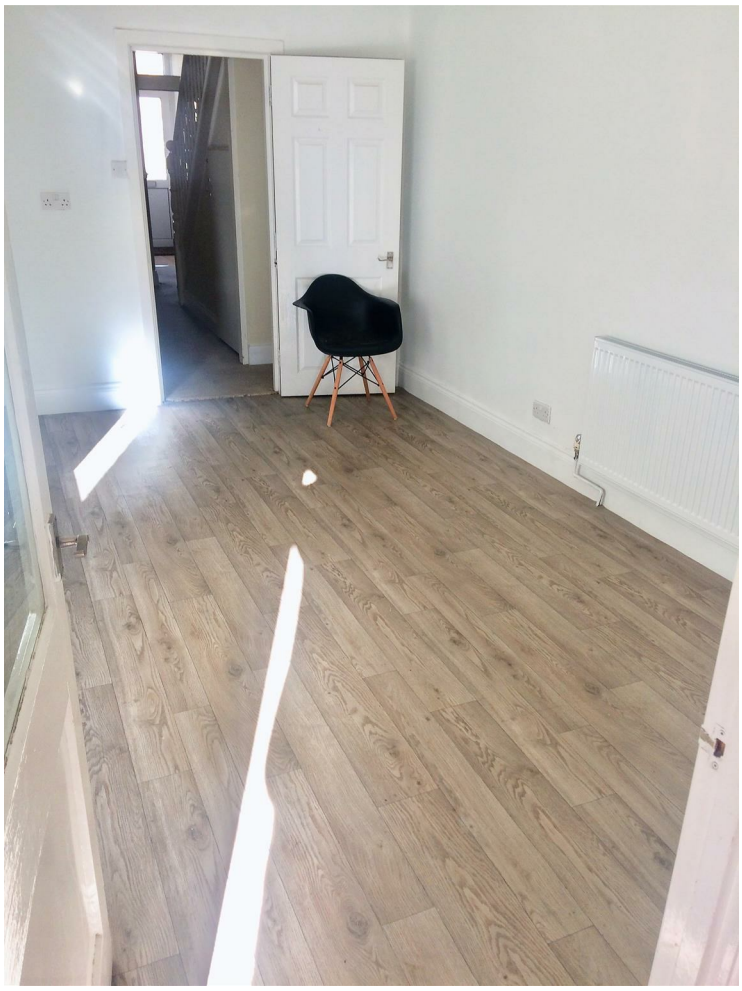


Traditional UPVC replacement double glazed bay window to the front elevation. Radiator. TV point. Textured ceiling. Door to the inner hall which in turn gives access to the downstairs bathroom giving this rooms possibilities for accommodation for an elderly or disabled family member or similar.

INNER HALLWAY
Door gives access to the Lounge. Textured ceiling. Door to bathroom. Door gives access to a large storage cupboard. Door gives access to a good size bathroom.

DOWNSTAIRS BATHROOM
A good size bathroom with a refitted suite comprising of a panelled bath with shower over. Low level wc. Pedestal wash hand basin. UPVC replacement double glazed obscured window to the rear elevation. Radiator. Colour coordinated tiled walls and floor covering.

BREAKFAST ROOM/RECEPTION ROOM 2
15'1" x 9'3" (4.598 x 2.830)



UPVC replacement double glazed window to the side elevation. Textured ceiling. Ceiling light. Power points. Colour coordinated vinyl floor covering. Door to the kitchen.

KITCHEN
8'7" x 10'2" (2.619 x 3.114)



Modern kitchen which has been refitted in recent years. Comprehensive matching range of wall base and drawer units incorporating a stainless steel single drainer sink unit with mixer tap over. Space and plumbing for automatic washing machine. Gas and electric

cooker point. Space and plumbing for dishwasher. Colour coordinated rolled edge worktop surfaces tiled walls and laminated floor covering. UPVC replacement double glazed window to the side elevation. Extractor fan/unit. Floor mounted gas fired boiler serving domestic hot water and central heating to radiators throughout the property. Two velux skylights. Ceiling light. Ample power points. Radiator.

1ST FLOOR LANDING



A traditional first floor landing with white panelled fire doors giving access to three bedrooms and the second refitted family bathroom. Further white fire door gives access to the staircase which in turn gives access to bedroom 4.

BEDROOM 1
15'3" x 14'5" (4.653 x 4.408)



A spacious traditional size master bedroom with UPVC replacement double glazed bay window to the front elevation. Further UPVC replacement double glazed window to the front elevation. Textured ceiling. Ceiling light. Radiator. Ample power points.

BEDROOM 2
10'11" x 9'4" (3.349 x 2.845)
UPVC replacement double glazed window to the rear elevation. Access to loft space. Textured and coved ceiling. Radiator. Ample power points.

BEDROOM 3
9'1" x 7'5" (2.790 x 2.273)
UPVC replacement double glazed door to the rear elevation which in turn leads to a small sun balcony. Radiator. Ceiling light. Power points. Eaves storage..

BEDROOM 4
Good size professionally converted attic bedroom with large UPVC double glazed dormer window which we understand to have been re-roofed and exterior sides white UPVC clad 3 years ago.

SECOND FAMILY BATHROOM
Refitted in recent years. A good size bathroom with a suite comprising of a panelled bath with "Triton" electric shower over. Pedestal wash hand basin. Low level wc. UPVC replacement double glazed obscured window to the side elevation. Colour coordinated tiled walls and vinyl floor covering. Airing cupboard housing lagged hot water tank and immersion heater.

SECOND PROPERTY ANNEX



A particular attribute to this traditional family home. This One bedroom house is attached to the main property by one wall at the rear making this property semi detached. Access can be gained from the existing rear garden and also independently from the rear of the property via the driveway which currently provides off street parking. This one bedroom property has many personalities and potential usages and planning permission was granted in 2009 to be used as a completely separate home with a separate council tax banding.

ENTRANCE HALL

UPVC replacement double glazed door to the side elevation. Ample coat hanging storage space. Access to the kitchen.

KITCHEN

9'2" x 7'9" (2.817 x 2.383)



A fitted kitchen with comprehensive matching range of wall base and drawer units incorporating a stainless steel single drainer sink unit with mixer tap over. Space and plumbing for automatic washing machine. UPVC replacement double glazed window to the side elevation. Colour coordinated tiled walls rolled edge worktop surfaces and vinyl floor covering. Ceiling light. Ample power points. Access to the lounge.

LOUNGE
9'2" x 7'9" (2.817 x 2.383)



UPVC replacement double glazed doors to the rear elevation. Electric storage heater. Power points. Large under stairs storage cupboard. Ceiling light. Ample power points.

1st floor landing
UPVC replacement double glazed window to the side elevation. Electric storage heater. Door to the bedroom and bathroom.

BEDROOM
9'10" x 9'11" (3.002 x 3.030)



UPVC replacement double glazed window to the rear elevation. UPVC replacement double glazed window to the side elevation. Built in wardrobe. Power points. Ceiling light.

BATHROOM

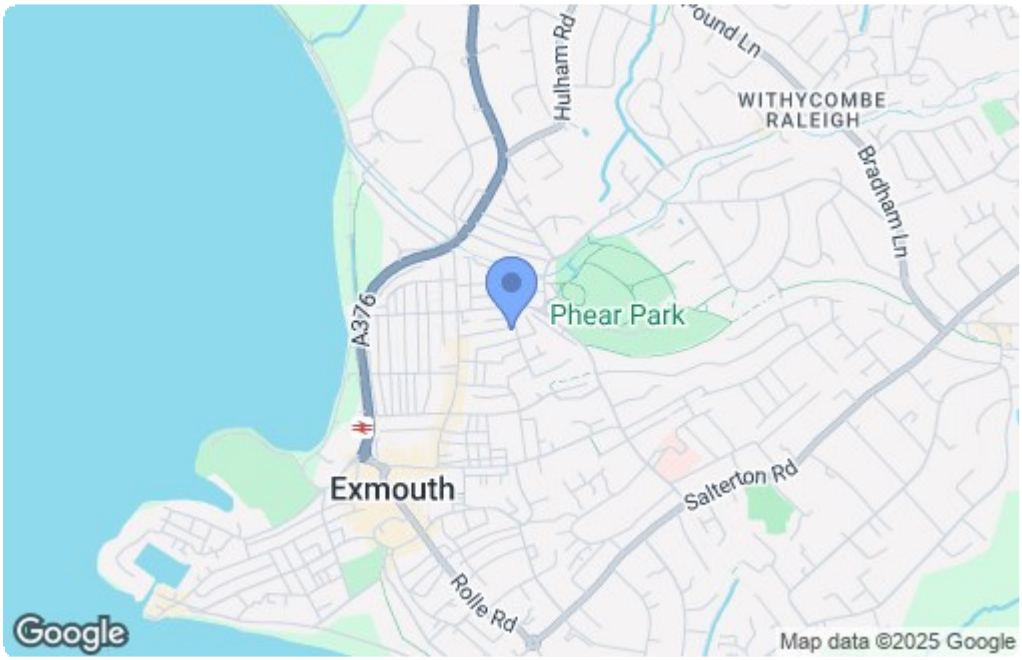


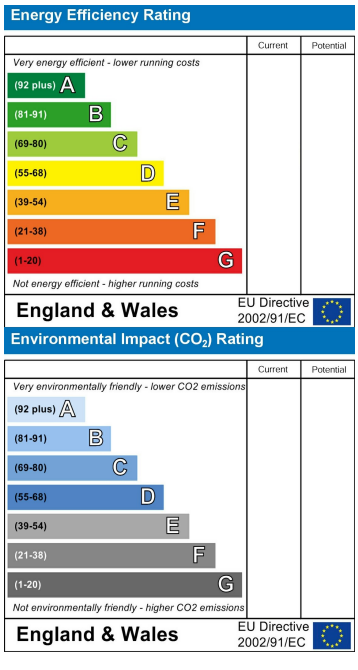
A good size bathroom with a white suite comprising of panelled bath. Separate shower. Pedestal wash hand basin. Low level wc. Colour coordinated tiled walls and vinyl floor covering.

OUTSIDE
The property enjoys a gated and walled courtyard to the front and a traditional courtyard to the rear with off street parking.

DECLARATION

EPC GRAPH





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