



£575,000 Guide Price

Sandakan, Littlemead Lane, Exmouth

Detached House | 4 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Guide Price £575,000 to £600,000
- No Onward Chain
- Glimpses of Estuary views
- 2.1 miles to Exmouth Seafront/1.6 miles to Exmouth Town and Train Station
- Situated on a generous plot
- Potential to extend property - ground floor only (subject to Planning Permission)
- Double Garage and driveway for several cars
- Master bedroom with newly fitted en-suite
- Newly fitting contemporary bathroom
- Four Bedrooms

Property Description

* GUIDE PRICE £575,000 - £600,000 * NO ONWARD CHAIN * DETACHED FOUR BEDROOM BUNGALOW * MASTER ENSUITE * TWO NEWLY FITTED BATHROOMS * KITCHEN/DINING ROOM * UTILITY ROOM * DOUBLE GARAGE * WRAP AROUND GARDEN * GENEROUS PLOT * POTENTIAL TO EXTEND (GROUND FLOOR ONLY - SUBJECT TO PLANNING) *

Main Particulars

Right at Home Estate Agents are delighted to offer for sale this 4 bedroom detached bungalow located in one of the most sought-after coastal locations in East Devon. The property is situated on a generous size plot with scope for modernisation and extending (ground floor only), subject to the usual Planning Permission/Building Regulations consent. Offering two newly fitted bathrooms, new consumer unit, electrical certificate and new boiler certificate. The potential for a lovely home is clear and early viewing is highly recommended and is sold with no onward chain.

The accommodation is bright and deceptively spacious with wood framed double glazed windows throughout. The delightful gardens are a particular feature of the property. There is ample parking, driveway and double garage. The property is situated down a quiet country lane and is also closely served by bus routes 57 & 58, and a well stocked local convenience store.

Council Tax Band: F

Tenure: Freehold

Entrance Hall

Doors leading off to several rooms, coat cupboard with shelving, radiator, carpet.

Master Bedroom w: 4.58m x l: 3.58m (w: 15' x l: 11' 9")

A light and spacious room with French doors leading on to the front aspect, built in cupboard/single wardrobe, small window to the front aspect, radiator, carpet.

En-suite w: 0.98m x l: 1.59m (w: 3' 3" x l: 5' 3")

Newly fitted contemporary shower room with MIRA Sport electric shower, sink and WC, window to the side aspect, towel rail radiator, extractor fan and new flooring.

Bathroom w: 1.94m x l: 2.18m (w: 6' 4" x l: 7' 2")

Brand newly fitted bathroom with walk- in shower with MIRS Sport electric shower, vanity unit with sink and WC, towel rail radiator, extractor fan and new flooring.

Bedroom 2 w: 3.42m x l: 2.79m (w: 11' 3" x l: 9' 2")

Double bedroom with window to the rear aspect, radiator and carpet.

Bedroom 3 w: 3.42m x l: 3.49m (w: 11' 3" x l: 11' 5")

Double bedroom with window to the side aspect, radiator and carpet

Bedroom 4 w: 3.17m x l: 2.91m (w: 10' 5" x l: 9' 7")

Double bedroom (or possibly use as a separate dining room), with a window to the side aspect, radiator and carpet.

Living Room w: 5.65m x l: 3.93m (w: 18' 6" x l: 12' 11")

A light room with window to the front aspect, stone built fireplace with mantle, radiator, carpet, phone point and ariel point.

Kitchen/diner w: 5.65m x l: 2.79m (w: 18' 6" x l: 9' 2")

Two windows to the rear aspect. Space for dining table and radiator. Newly fitted flooring to kitchen/breakfast room and utility room. Range of floor and wall mounted cupboards and draw units, double oven, electric hob, stainless steel sink, vinyl flooring in kitchen area. Door leading to...

Utility w: 1.5m x l: 2.99m (w: 4' 11" x l: 9' 10")

Door and window to the rear aspect. Cupboard, worktop, vinyl flooring, boiler housed on wall, airing cupboard with immersion boiler. shelving and new flooring. Space for a freestanding washing machine and tumble dryer.

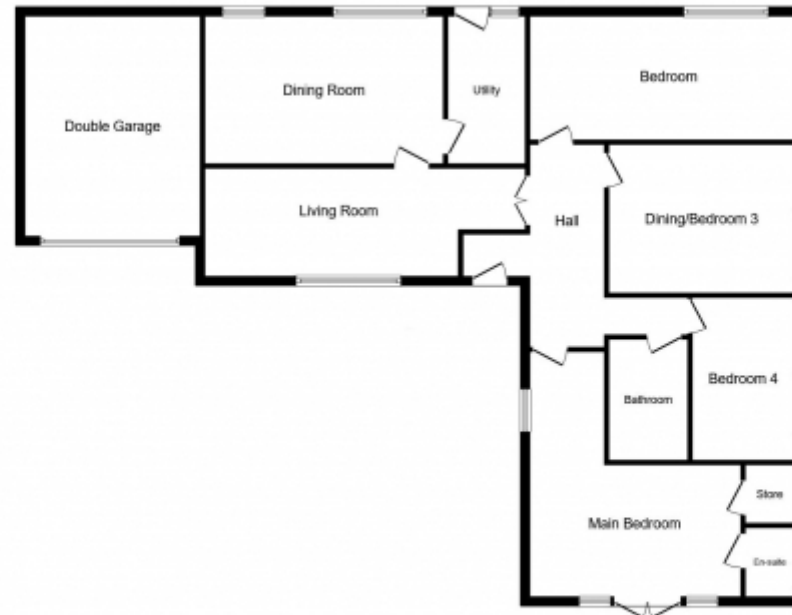
Front Garden

This is mainly laid to lawn with mature trees and plants. There is a double garage with up and over door, electric and driveway with space for several cars. The garden wraps around the bungalow.

Rear Garden

There are steps leading to a walled patio area, ideal for al fresco dining and entertaining. The remainder of the rear garden enjoys a reasonable degree of privacy and is mainly laid to lawn with mature trees and bushes.



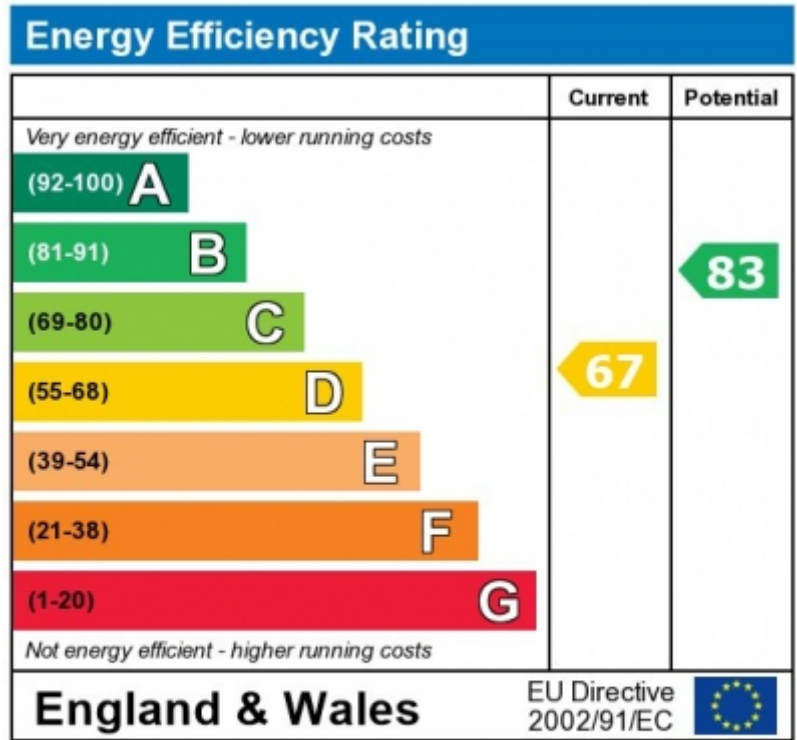


Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: Landline:- 01392 469333



www.rightathomeexeter.com