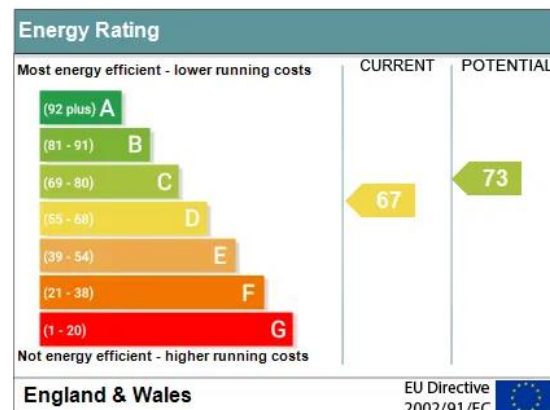




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124 Exeter Road, Exmouth, EX8 1QQ

GUIDE PRICE

£385,000

TENURE Freehold



A Substantial End Of Terrace Period Home With Front And Rear Gardens And Good Sized Garage Ideally Located Close To Amenities, Town Centre And Sea Front Offered For Sale With No Ongoing Chain.

Entrance Vestibule And Reception Hall * Lounge * Dining Room * Breakfast/Family Room
Modern Kitchen * Four First Floor Bedrooms * First Floor Spacious Bathroom And
Cloakroom/WC * Gas Central Heating & Double Glazed Windows * Super Family Home

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THE ACCOMMODATION COMPRISES: Front door with patterned glass window inset with matching picture window over to:

ENTRANCE VESTIBULE: Dado rail; solid wood inner door with obscure glass window to:

RECEPTION HALL: Radiator; stairs rising to first floor landing with useful under stairs storage cupboard beneath.

LOUNGE: 4.65m x 4.6m (15'3" x 15'1") maximum measurement into wall recesses and double glazed bay window to front elevation. A spacious elegant room with picture rails; corniced ceiling; wooden fire surround housing gas fire; television point; two radiators; opening to:

DINING ROOM: 3.91m x 3.84m (12'10" x 12'7") into wall recess. Picture rail; corniced ceiling; wooden fire surround housing gas fire; radiator; Upvc double glazed double doors opening onto the rear garden.

BREAKFAST/FAMILY ROOM: 4.75m maximum into wall recess x 3.53m (15'7" maximum into wall recess x 11'7") A versatile room with fire surround with tiled hearth; two double glazed windows to side aspect; radiator; fitted floor to ceiling cupboard; television point; dado rail; picture rail; coved ceiling; part glazed door with patterned glass to:

KITCHEN: 3.71m x 3.48m (12'2" x 11'5") A modern kitchen fitted with patterned work tops with tiled surrounds; inset single drainer sink unit with cupboards, drawer units beneath work tops; gas cooker point with extractor hood over; wall mounted cupboards with concealed lighting beneath; upright larder style cupboard; wall mounted Worcester gas boiler for hot water and central heating; space for upright fridge freezer; further patterned worktop providing space for a breakfast bar; plumbing for automatic washing machine; double glazed windows to side and rear aspects; door giving access to outside.

FIRST FLOOR SPLIT LEVEL LANDING: Double glazed window to side aspect; access to roof space.

BEDROOM ONE: 4.57m x 3.81m (15'0" x 12'6") measurement into wall recesses and double glazed bay window to front aspect. A spacious main bedroom with built in wardrobe; two radiators; picture rail; corniced ceiling.

BEDROOM TWO: 3.94m x 3.91m (12'11" x 12'10")into wall recesses. Radiator; picture rail; wooden fire surround; double glazed window to rear aspect.

BEDROOM THREE: 3.56m x 3.51m (11'8" x 11'6") Two radiators; picture rail; built in wardrobe with slatted shelving; double glazed window to rear aspect.

BEDROOM FOUR: 2.79m x 1.91m (9'2" x 6'3") Picture rail; radiator; double glazed window to front aspect.

BATHROOM: 3m x 2.44m (9'10" x 8'0") A spacious bathroom comprising of a bath in tiled surround; his and hers wash hand basins both set in a tiled surround with mirror and light over; tiling to picture rail height; radiator; double glazed tilt and turn window to side aspect.

CLOAKROOM/WC: 1.7m x 1.96m (5'7" x 6'5") With pedestal wash hand basin; tiled splashback; WC; dado rail; picture rail; coved ceiling; access to roof space; double glazed window.

OUTSIDE: To the front of the property is a lawned area of garden edged with pedestrian gate and pathway giving access to the property. To the rear of the property is an enclosed patio garden with access to outside WC and rear pedestrian gate into service lane and access to:

GARAGE: 5.69m x 3.86m (18'8" x 12'8") A good size garage with up and over door; window to side aspect; door to garden.

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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