



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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13 Fairview Terrace, Exmouth, EX8 2JX

GUIDE PRICE
£365,000
TENURE Freehold



A Period Three Bedroom Terraced House With Views Towards The Estuary Enjoying A Convenient Yet Tucked Away Location. Offered For Sale With No Ongoing Chain.

Well Presented Accommodation * Entrance Vestibule And Reception Hall * Lounge * Separate Dining Room * Kitchen/Breakfast Room * Utility Room * Ground Floor Modern Shower Room/WC * Three First Floor Bedrooms * First Floor Cloakroom/WC * Gas Central Heating And Double Glazed Windows * Attractively Planned Rear Garden With Rear Pedestrian Access To Service Lane

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THE ACCOMMODATION COMPRISES: Upvc front door with patterned glass to:

ENTRANCE VESTIBULE: Inner door to:

RECEPTION HALL: Radiator; stairs rising to first floor landing; feature ceiling arch.

LOUNGE: 4.19m x 3.76m (13'9" x 12'4") Double glazed bay window to front aspect; television point; radiator; fireplace housing electric fire; corniced ceiling and picture rail.

DINING ROOM: 3.73m x 3.48m (12'3" x 11'5") Fire surround; picture rail; Upvc double glazed window to rear aspect.

KITCHEN/BREAKFAST ROOM: 4.39m x 2.62m (14'5" x 8'7") Fitted with a range of patterned work surfaces with tiled surrounds; cupboards and drawer units beneath; matching range of wall mounted cupboards; electric hob with extractor hood over; built in double oven; cupboards above and below; inset single drainer sink unit with mixer tap; access to good size under stairs storage cupboard; Upvc double glazed window to side aspect; radiator; double glazed door to:

UTILITY ROOM: 4.32m x 1.65m (14'2" x 5'5") A very useful area with double glazed window; door giving access to the rear garden. From the kitchen a door gives access to:

GROUND FLOOR SHOWER ROOM/WC: Fitted with a modern suite comprising shower cubicle with seat; shower door; radiator; fully tiled walls.

FIRST FLOOR LANDING: Access to roof space which is of good size which could be converted to additional accommodation subject to the required consents; good size linen cupboard; dado rail.

BEDROOM ONE: 4.88m x 4.29m (16'0" x 14'1") Double glazed bay window to front aspect; additional double glazed window also to front aspect, both gaining good views across town to the estuary and the coastline beyond; fitted with a range of quality bedroom furniture incorporating chest of drawers housed in bay window recess with display surface over; floor to ceiling wardrobes with storage cupboards over and two bedside tables; corniced ceiling; picture rail and radiator.

BEDROOM TWO: 3.56m x 2.95m (11'8" x 9'8") Built in wardrobes; double glazed window to rear aspect.

BEDROOM THREE: 3.78m x 2.62m (12'5" x 8'7") Double glazed bay window to rear aspect; built in wardrobes.

FIRST FLOOR CLOAKROOM/WC: 1.57m x 2.21m (5'2" x 7'3") Fitted with WC; wash hand basin; double glazed window.

OUTSIDE: To the front of the property there is a small garden enclosure. To the rear there is an attractively planned garden comprising of an artificially lawned garden; patio area; pathway to rear pedestrian gate giving access to service lane which offers an area for parking outside the gate.

FLOOR PLAN:

