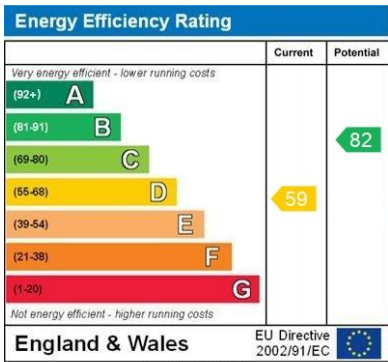




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

5 New Street, Exmouth, EX8 1RT

GUIDE PRICE
£210,000
TENURE Freehold



A Terraced House Ideally Located Only A Short Distance From The Heart Of Exmouth Town Centre, Seafront And Train Station

Much Improved Accommodation * Sitting Room * Dining/Family Room
Modern Kitchen * Ground Floor Bathroom/Wc * Two First Floor Double
Bedrooms * Enclosed Courtyard Garden * Gas Central Heating * Double
Glazing * For Sale With No Ongoing Chain

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THE ACCOMMODATION COMPRISES: uPVC front door with patterned window inset to:

ENTRANCE HALL: Radiator, wood-effect flooring, electric consumer unit and meter.

SITTING ROOM: 3.4m x 3.02m (11'2" x 9'11") Chimney recess with wood mantel over, fitted cupboards in wall recess, radiator, double glazed window to front aspect.

DINING/LIVING ROOM: 4.44m x 3.56m (14'7" x 11'8") Double glazed window to rear aspect, radiator, wood-effect flooring, TV point, fire surround housing electric fire.

KITCHEN: 2.62m x 1.96m (8'7" x 6'5") Modern kitchen fitted with wood-effect worktops with cupboard and drawer units beneath worktops, inset one and a half bowl single drainer sink unit with mixer tap and water filter, wall mounted cupboards, upright larder style cupboard, electric hob set into work surface with filter extractor hood over and built-in oven below, attractive tiled surrounds, recessed ceiling spotlighting, tiled flooring, double glazed window to side aspect, radiator, glazed panelled door to:

REAR LOBBY: Tiled flooring, opening to: **WALK-IN CUPBOARD:** With radiator, coat rack, power socket (ideal for housing upright fridge/freezer), double glazed door giving access to outside, door to:

GROUND FLOOR BATHROOM/WC: 2.49m x 1.73m (8'2" x 5'8") Comprising of bath with shower attachment, wash hand basin set in tiled display surface with cupboard and WC beneath with push button flush, extensively tiled walls, double glazed window with patterned glass, tiled flooring, radiator.

FIRST FLOOR LANDING AREA:

BEDROOM 1: 4.42m into wall recess x 3.1m (14'6" x 10'2") A spacious main bedroom with feature fireplace, fitted wardrobe in wall recess, radiator, double glazed window to front aspect. Access to roof space via loft ladder.

BEDROOM 2: 3.58m x 3.45m (11'9" x 11'4") into wall recess – one of which is fitted with dual clothes rails. TV point, boarded fire surround, radiator, double glazed window to rear aspect.

OUTSIDE: To the rear property is an enclosed courtyard garden comprising of a decked area, small area of artificial lawn and raised decorative stone flower bed. Outside lighting.

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:

