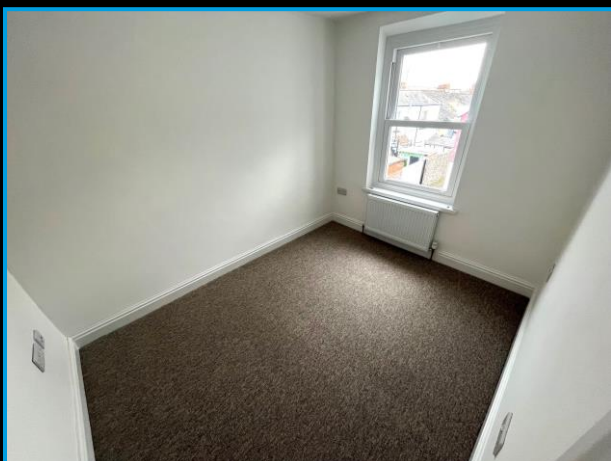


Guide Price £229,950
1 George Street, Exmouth, EX8 1LP



- Renovated Town Centre End Terrace House • Re-Plumbed, Re-Wired, Brand New Floor Coverings • Gas Central Heating & Double Glazing • Dual Aspect Sitting Room
- Brand New Fitted Kitchen / Breakfast Room • 3 First Floor Bedrooms & Brand New Shower Room
- Southerly Facing Courtyard • NO ONWARD CHAIN



Description

Offered for sale with NO ONWARD CHAIN and having been recently renovated by the current vendors, this 3 bedroom, end of terrace house has a brand new kitchen and shower room. Further renovations include re-wiring and re-plumbing as well as re-plastering where needed, redecoration and brand new fitted floor coverings. The property also benefits from a new combi boiler and central heating and uPVC double glazing.

The accommodation comprises, on the ground floor, a dual aspect sitting room and a brand new fitted kitchen/breakfast room. On the first floor are the 3 bedrooms and brand new fitted shower room. There is also a southerly facing Courtyard which catches the sun.

Situated a short walk from Exmouth town centre and shops, it is also within easy walking distance of the Train Station, parks, the swimming pool, Seafront and Marina.

Accommodation

Ground Floor

Hardwood front entrance door leading to:

Entrance Porch

Newly fitted electric consumer unit. Original half glazed door, with stained glass panes, leading to:

Entrance Hall

Staircase rising to 1st floor. Radiator. New wall mounted central heating thermostat. Brand new fitted carpet. Smoke alarm. Door leading to:

Sitting Room 18'9" (5.72m) x 9'11" (3.02m)

Dual aspect having uPVC double glazed window to front and brand new uPVC double glazed window to rear. Fireplace feature. 2 radiators. Two useful under stairs storage cupboards. Telephone point. Gas meter. Brand new fitted carpet. TV and data point. Door leading to:

Kitchen / Breakfast Room 20'4" (6.2m) x 6'0" (1.83m)

Brand new uPVC double glazed windows and external door to southerly facing courtyard. Good range of brand new fitted cupboard and drawer storage units with roll edged work surfaces, matching up stands and splashbacks. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Brand new fitted 4 ring electric hob with brand new electric oven below and filter hood above. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge/freezer. Radiator. Brand new fitted wood style laminate flooring. New wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Inset ceiling lights. Smoke alarm. TV and data point. Numerous power points.

First Floor

Half Landing

Step up to landing. Inset ceiling light. Brand new fitted carpet. Doors leading to bedroom three and new shower room.

Landing

Access to loft storage space. Smoke alarm. Brand new fitted carpet. Doors leading to:

Bedroom 1 11'4" (3.45m) x 8'6" (2.59m)

uPVC double glazed window to front. Ornate cast iron fireplace. Radiator. Brand new fitted carpet. TV and data point. 4 double power points.



Bedroom 2 9'9" (2.97m) x 7'3" (2.21m)

uPVC double glazed window to rear. Radiator. Brand new fitted carpet. TV and data point. 4 double power points.

Bedroom 3 9'8" (2.95m) x 6'0" (1.83m) Plus Recess

uPVC double glazed window to side. Built in storage cupboard. Further storage recess. Radiator. Brand new fitted carpet. TV and data point. 4 double power points.

Shower Room

Obscure uPVC double glazed window to side. Brand new fitted white suite of double shower cubicle with thermostatically controlled shower unit, splashbacks to near ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Shaver socket. Extractor fan.

Externally

The enclosed and private Southerly facing Courtyard is an ideal space for outdoor dining, growing plants and sitting during the fine weather. Rendered wall boundaries. Outside lighting. Pedestrian access via timber garden gate to Perrimans Row.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B

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 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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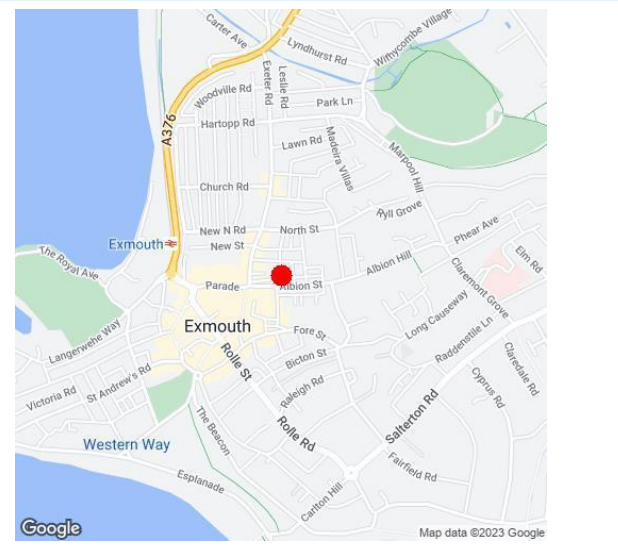


Directions

From our prominent Town Centre office, on foot, walk through the Magnolia shopping centre and turn right into Albion Street. Take the first left into George Street where the property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>86</p>

England & Wales EU Directive 2002/91/EC



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.