

01395 222350

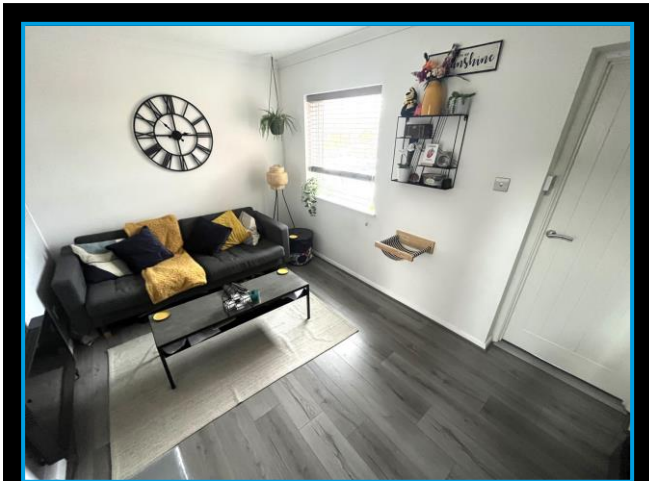
LINKS
ESTATE AGENTS

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Offers in Excess of £200,000
5 Sovereign Close, Exmouth, EX8 4HR



- Well Presented End Of Terrace House • Electric Heating & uPVC Double Glazing • Living Room, Modern Fitted Kitchen • uPVC Double Glazed Conservatory • 2 Bedrooms & Modern Fitted Bathroom • Driveway Parking For 2 Motor Vehicles • Southerly Facing & Private Rear Garden • Ideal First Time Buy, Cul-De-Sac Location



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Hall

Laminate flooring. Door leading to:

Living Room 12'11" (3.94m) x 8'9" (2.67m)

uPVC double glazed window to front. Staircase rising to first floor. Wall mounted electric heater. Further wall mounted electric fire. Smoke alarm. Laminate flooring. Door leading to:

Kitchen 9'9" (2.97m) x 6'9" (2.06m)

uPVC double glazed window overlooking conservatory and door leading to conservatory. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashbacks. Stainless steel single sink and drainer unit with mixer tap. Space for electric cooker with filter hood above. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Useful storage cupboard with power and fuse box. Cupboard housing the electric trip switch fuse box.

Conservatory 10'10" (3.3m) x 7'11" (2.41m)

uPVC double glazed windows to 3 sides, uPVC double glazed external door leading to rear garden. Wall mounted electric convector heater.

First Floor

Landing

Window to rear. Access to loft storage space. Smoke alarm. Wall mounted electric convector heater. Useful bulkhead storage cupboard. Doors leading to:

Bedroom 1 10'0" (3.05m) x 7'3" (2.21m)

Window to front. Wall mounted electric convector heater.

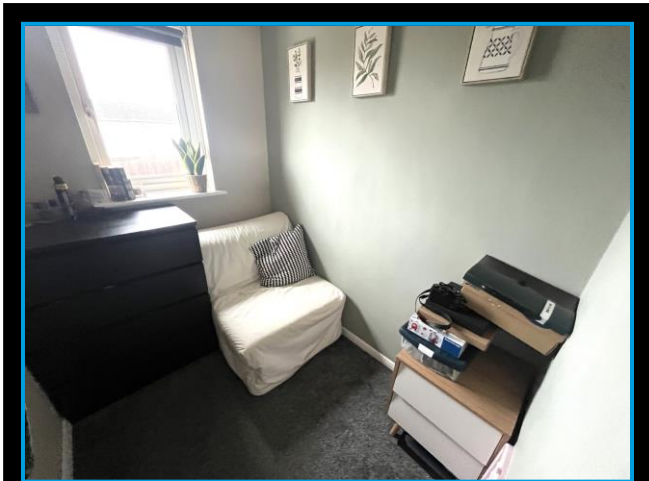
Bedroom 2 6'11" (2.11m) x 4'9" (1.45m)

Window to front.

Bathroom

Obscure glazed window to rear. Modern white suite of panelled bath with electric shower unit over and tiling to ceiling height, low level WC and pedestal wash hand basin.





Externally

The open plan Front Garden has ease of maintenance in mind, being laid to shingle.

Parking

A driveway to side, with car port, provides off parking for 2 motor vehicles with ample further parking within the Cul-De-Sac

Rear Garden

There is a good sized, enclosed, private and Southerly facing Rear Garden which, again, has ease of maintenance in mind. it is laid mainly to timber decking which is an ideal area for outdoor dining and sitting during the fine weather. The remainder is laid to Stone chipping. Timber panelled fenced boundaries. Front pedestrian access to side via garden gate. Outside water tap. Outside power points. Water feature.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. 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

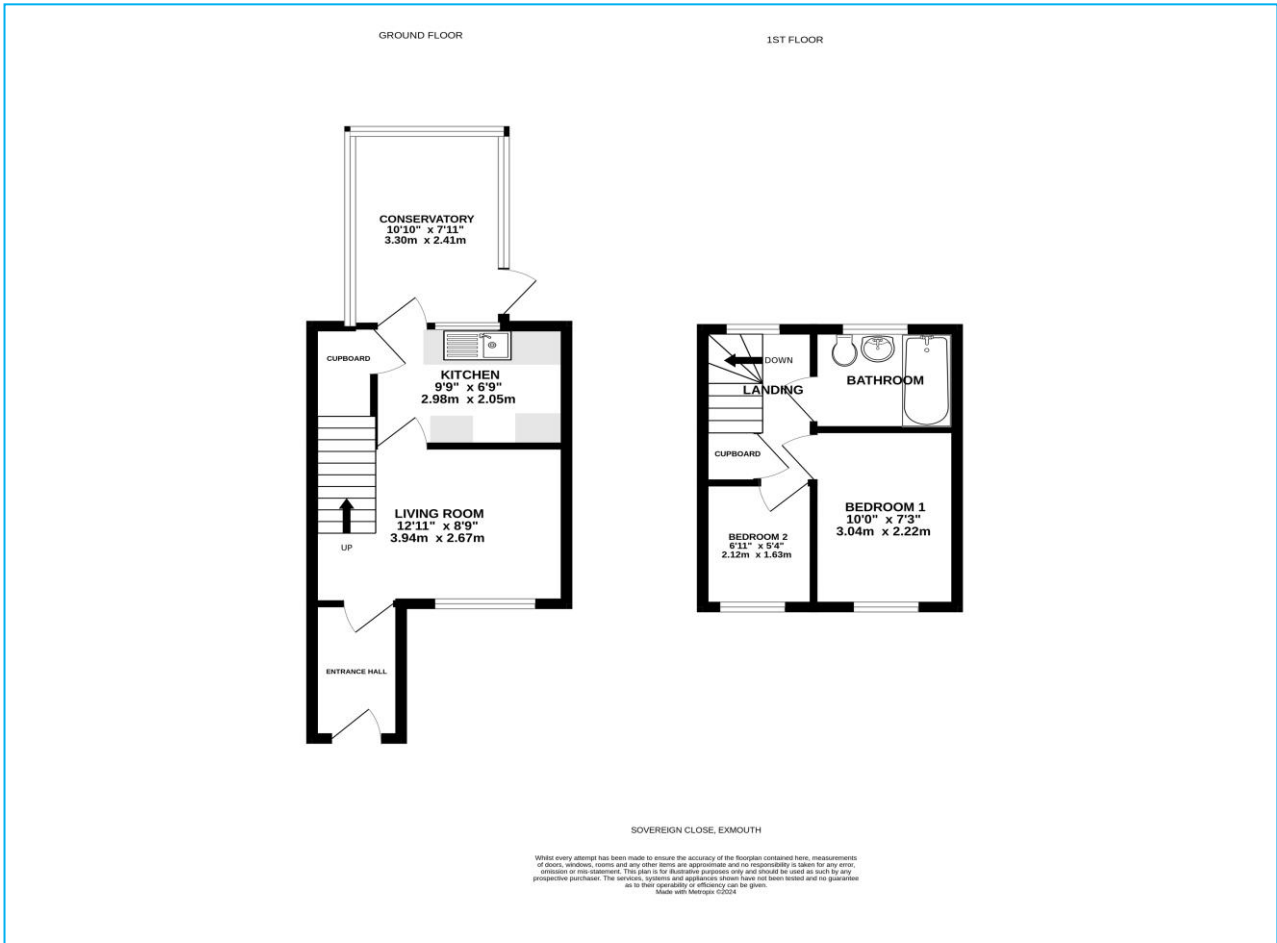
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

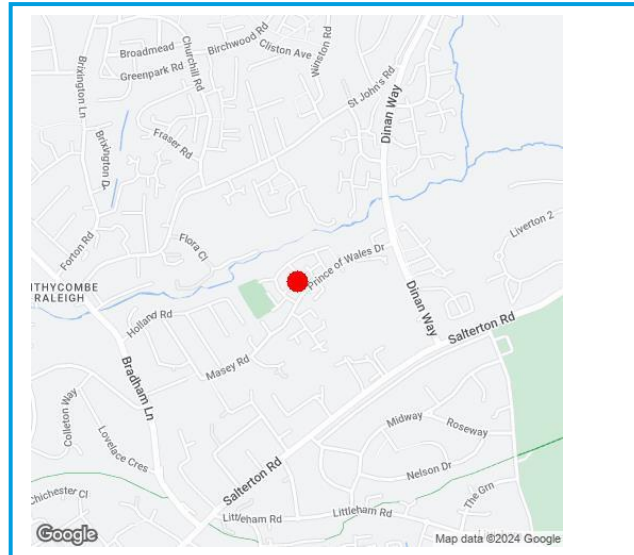




Directions

From our Prominent Town Centre office, proceed to Rolle Street, into Rolle Road, turning left at the roundabout into Salterton Road. After passing Tesco and Lidl, turn left onto Dinan Way. Then take a left hand turning onto Prince Of Wales Drive and first right into Dukes Crescent. Turn left into Sovereign Close where the property can be found on the right hand side, clearly identified by our For Sale Board.

Energy Efficiency Rating		
More energy efficient - lower running costs	Current	Potential
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.