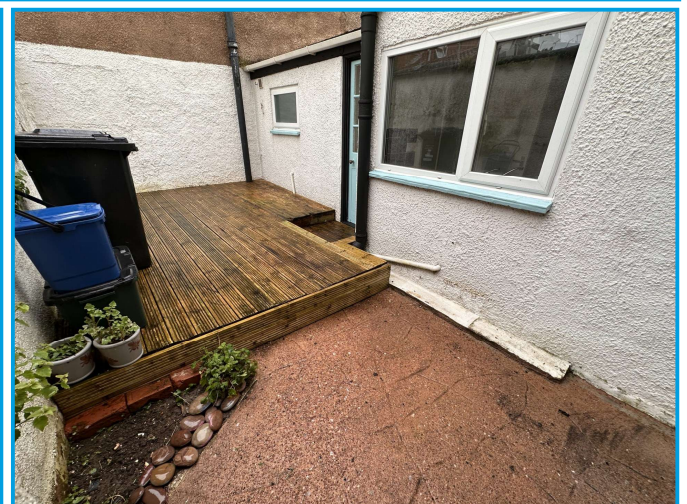


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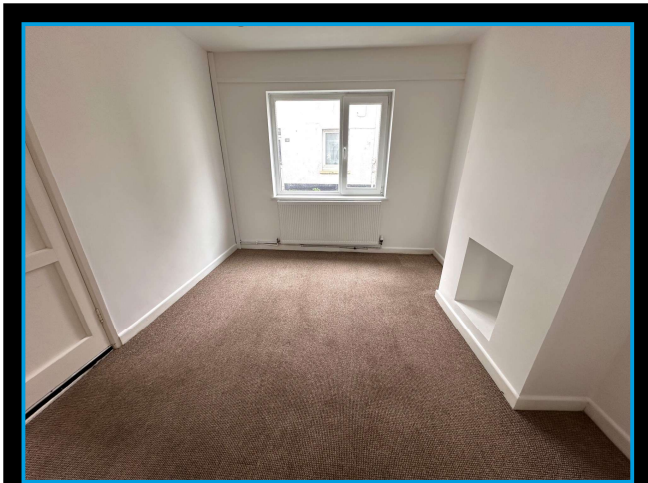
**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £224,950**  
**34 George Street, Exmouth, EX8 1LL**



- 3 Bedroom End Of Terrace House
  - Town Centre Location
  - Gas Centrally Heated and uPVC Double Glazed
  - Living Room With Open Aspect To Dining Room
  - Kitchen With Oven, Hob & Hood
  - Ground Floor Bathroom
  - Enclosed Rear Courtyard Garden
  - NO ONWARD CHAIN.
- Viewing Advised



Part glazed front entrance door that leads to:

### Ground Floor

#### Entrance Hall

Staircase rising through the first floor. Cupboard that conceals the electric meter and trip switch fuse box. Radiator. Smoke alarm. Doorway leading to the dining room and doors leading into the kitchen and:

#### Living Room 9'9" (2.97m) x 9'6" (2.9m)

Window to front. Radiator. Inset ceiling lights. Fireplace recess. Arch way leading to:

#### Dining Room 13'2" (4.01m) x 9'4" (2.84m)

Sliding patio doors leading out to the rear courtyard garden. Inset ceiling lights. The coal fire is situ hasn't been used for a long time and the chimney will need to be checked before being used.

#### Kitchen 8'4" (2.54m) x 8'4" (2.54m)

Window to side. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Built in four ring gas hob with a filter hood and an electric oven below. Space for a free standing fridge freezer. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Inset ceiling lights. Vinyl flooring. Door leading to :

#### Rear Lobby

Part glazed door leading to the garden. Space and plumbing for a washing machine. Vinyl flooring. Sliding door leading to:

#### Bathroom

Obscure glazed window to side. Fitted white suite comprising of a panelled that has a shower attachment above and splash screen. Low Level WC. Vanity wash hand basin with storage below. Vinyl flooring. Heated towel rail. Extractor fan. Extensively tiled wall.

### First Floor

#### Landing

Access to an insulated loft space. Smoke alarm. Doors leading to all rooms, including:

#### Bedroom 1 11'1" (3.38m) To Wardrobe x 9'1" (2.77m)

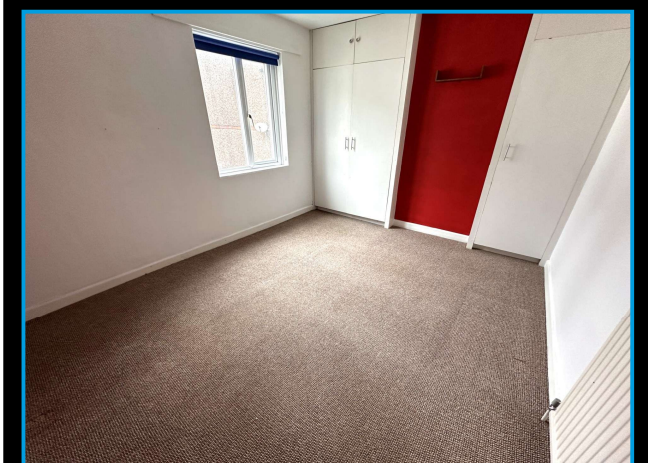
Window to front. Radiator. Built in wardrobes to both sides of the chimney alcoves that have hanging rails and storage cupboards above.

#### Bedroom 2 10'5" (3.18m) x 10'1" (3.07m)

Window to rear. Radiator. Useful range of built in wardrobes to one wall that has some hanging rows and space for freestanding furniture. The water barrier also encloses a wall mounted, gas, fired, combination boiler.

#### Bedroom 3 8'4" (2.54m) x 8'4" (2.54m)

Window to side. Radiator.





## Externally

### Rear Courtyard Garden

To the rear of the property is an enclosed garden that is predominantly laid to a decked patio area that provides the ideal space for outdoor dining and sitting during fine weather. Small shrub bed. A timber garden gate provides pedestrian access from the side of the property.

### Tenure

The property is FREEHOLD

### Services

All mains and 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

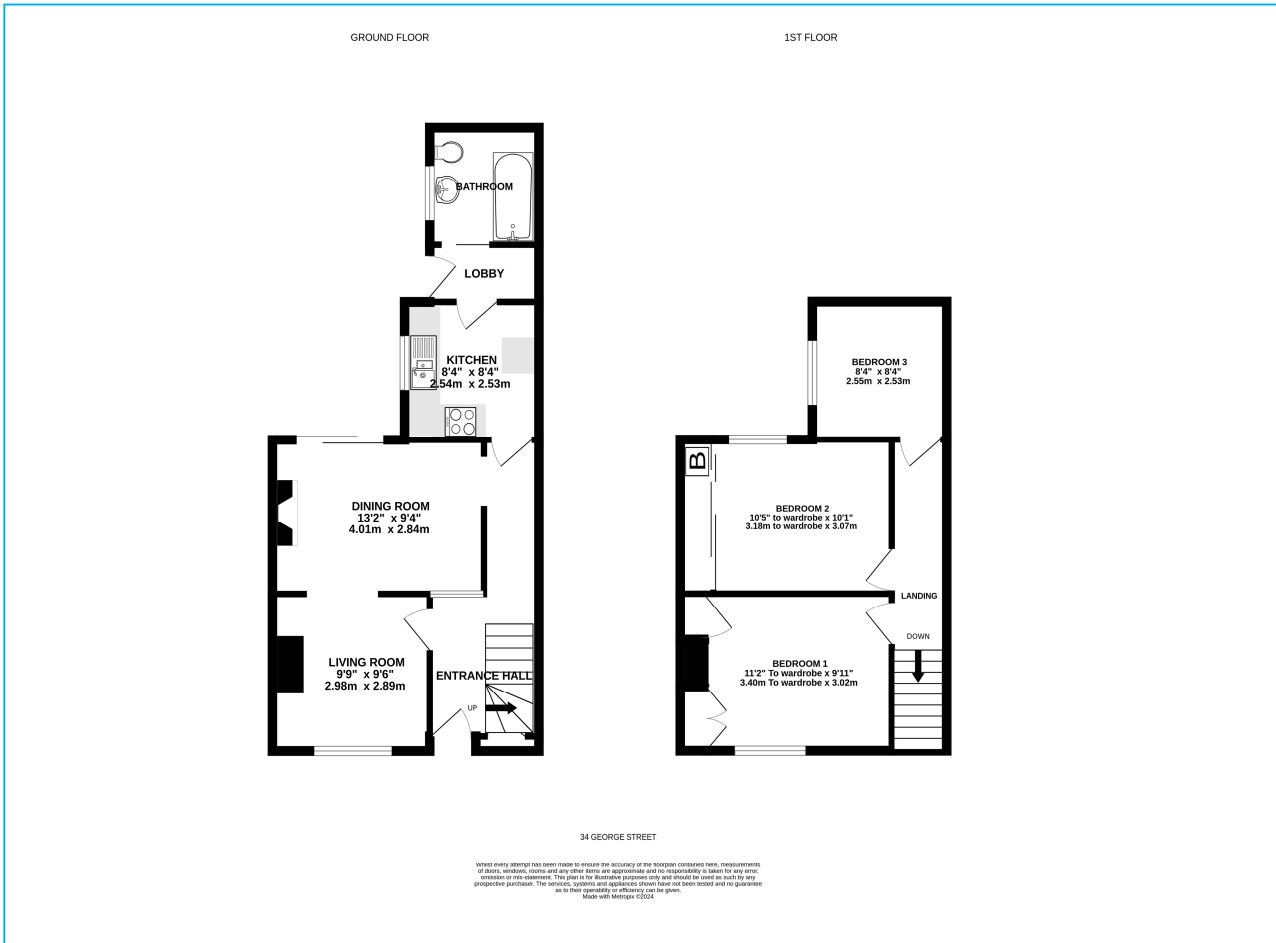
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification



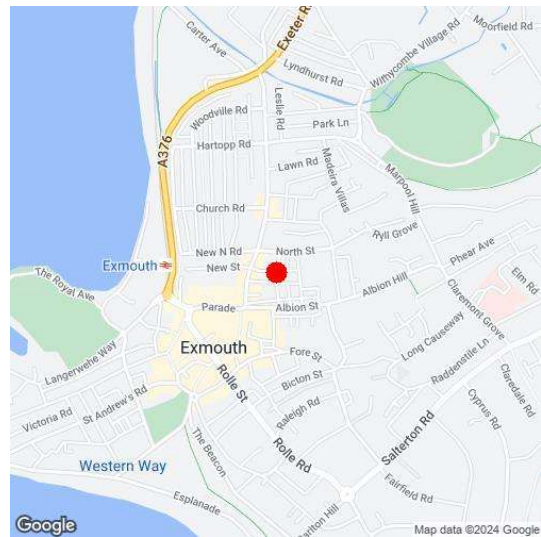


**Directions**

From our prominent Exmouth Town Centre office, proceed down Rolle Street, past The Strand, turning right at the roundabout onto The Parade and proceed into Exeter Road. By the library, turn right into North Street and then the next right into George street. The property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82-91) <b>A</b>	
(69-81) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(29-38) <b>E</b>	
(21-28) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

66 → 84



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