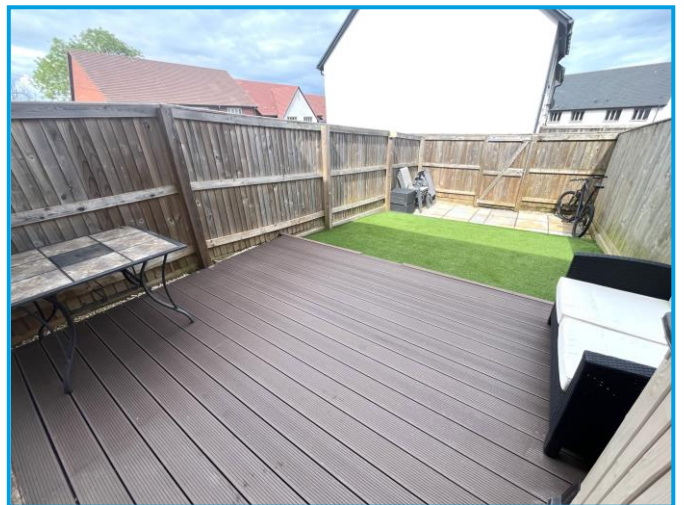
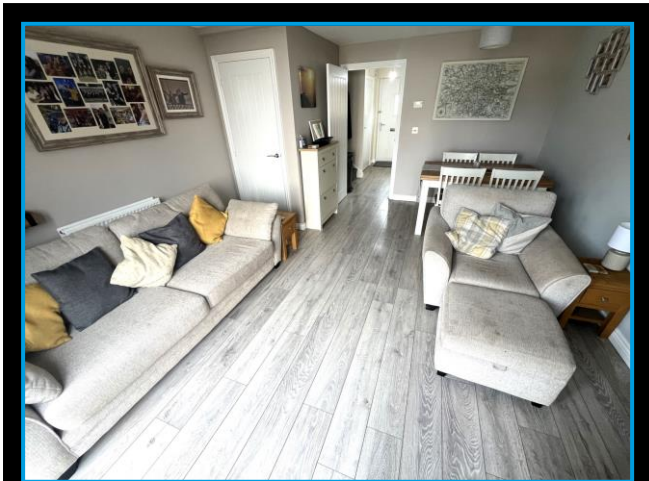


**Guide Price £285,000**  
**10 Sutton Road, Exmouth, EX8 2FS**



- Terraced House Built In 2018 • Popular Plumb Park Development • Gas Central Heating & Double Glazing • Cloakroom, Living / Dining Room • Kitchen With Oven, Hob & Hood
- 2 Double Bedrooms, En - Suite & Bathroom • Driveway, Easy To Maintain Rear Garden
- NO ONWARD CHAIN





## Accommodation

### Ground Floor

Step up to composite front entrance door, beneath storm canopy, with outside lighting leading to:

#### Entrance Hall

Staircase rising to first floor. Radiator. Laminate flooring. Smoke alarm. Door leading to living / dining room, open to kitchen and door leading to:

#### Cloakroom

Obscure double glazed window to front. White suite of low level WC and pedestal wash hand basin. Tiled splashback's. Radiator. Extractor fan.

#### Living / Dining Room 15'5" (4.7m) x 13'1" (3.99m)

Double glazed French doors leading to rear garden with windows to either side. Useful and good sized under stairs storage cupboard. Radiator. Laminate flooring.

#### Kitchen 9'11" (3.02m) x 6'0" (1.83m)

Window to front. Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring induction hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Wall mounted and concealed gas fired Combi boiler that supplies the central heating and domestic hot water.

### First Floor

#### Landing

Radiator. Access to insulated loft space via trap door with ladder. Smoke alarm. Doors leading to:

#### Bedroom 1 10'1" (3.07m) x 9'9" (2.97m)

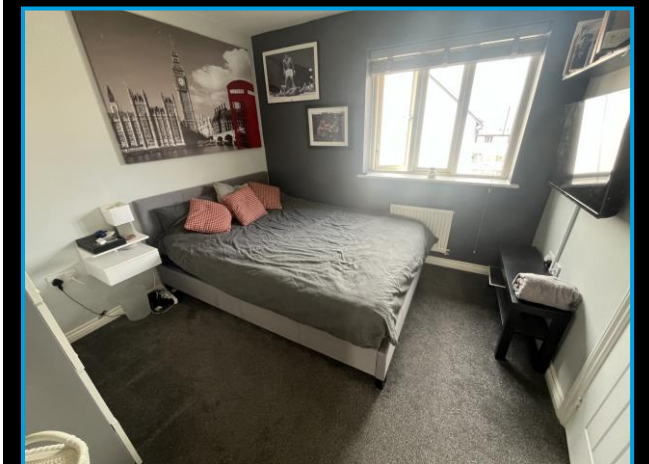
Window to rear with distant countryside views. Radiator. Door leading to:

#### En - Suite

Modern fitted white suite of shower cubicle with electric shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Tiled splash back. Radiator. Inset ceiling lights. Extractor fan.

#### Bedroom 2 13'0" (3.96m) Max x 8'4" (2.54m)

Window to front. Radiator. Useful bulkhead storage cupboard.





### **Bathroom**

Modern fitted white suite of panelled bath with mixer tap and shower attachment, tiled splashback's to ceiling height. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

### **Externally**

There is a driveway to the front of the property that provides off parking for 1 motor vehicle.

### **Rear Garden**

There is an easy to maintain and enclosed rear garden which has a decking area immediately adjacent to the property. The remainder is then laid to artificial grass, with a patio area to rear, all being ideal for outdoor dining and sitting during the fine weather. Timber panelled fenced boundaries. Rear pedestrian access via timber garden gate. Outside water tap. Outside Power Point. Outside lighting.



### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band C

### **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)

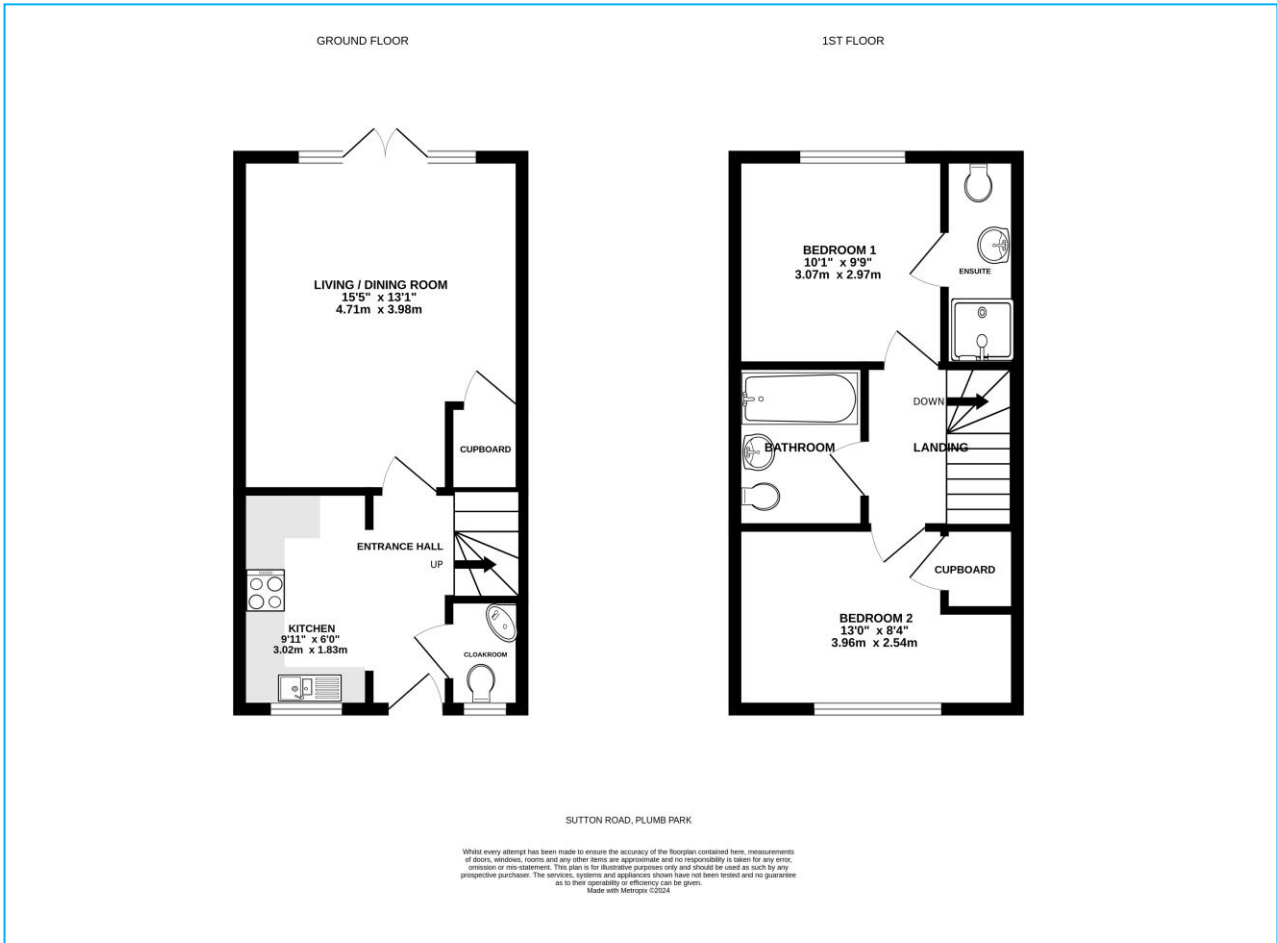


### **Agents Note**

These are draft particulars and are awaiting vendors verification



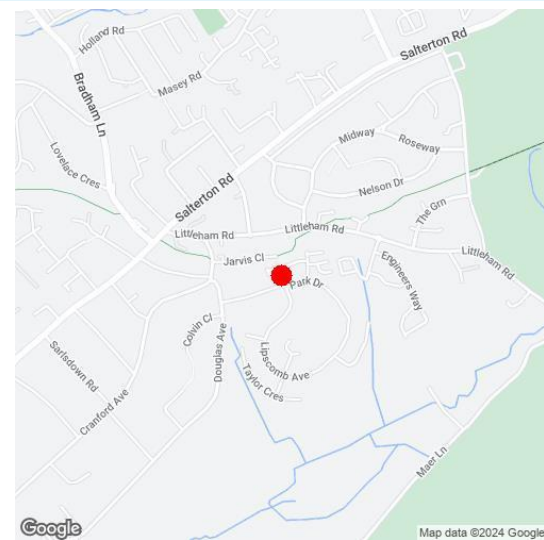




**Directions**

From our prominent Town Centre office, proceed up Rolle Street and straight ahead at the roundabout into Douglas Avenue. Continue along this road, passing the Devon Court Hotel and after approx 1 mile, turn right into Buckingham Close and into "Plumb Park". Take the first left in Sutton Road, where the property will be found on the right hand side, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
(92-101) <b>A</b>	98
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
More energy efficient - lower running costs	
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](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.