

01395 222350

LINKS
ESTATE AGENTS

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

Guide Price £230,000
68 Egremont Road, Exmouth, EX8 1SD



- 2 Bedroom Mid Terrace House In Need Of Modernisation • Town Centre Location
- Gas Centrally Heated & uPVC Double Glazing • 2 Reception Rooms • Kitchen & Garden Room
- Bathroom With WC • Good Size Rear Garden • NO ONWARD CHAIN



Ground Floor

Entrance door to:

Vestibule

Glazed inner door to:

Hallway

Stairs to first floor. Radiator. Doors to:

Living Room 12'8" (3.86m) x 9'4" (2.84m) Max

Double glazed window to the front. Radiator. TV aerial point.

Dining Room 13'1" (3.99m) x 9'11" (3.02m) Max

Double glazed window to the rear. Radiator. 2 built-in cupboards under the stairs. Door to:

Kitchen 12'7" (3.84m) x 7'6" (2.29m)

2 double glazed windows to the side. Radiator. Range of units comprising single drainer stainless steel sink unit. Roll edge worktop surface. Tiled splashback. Integrated electric oven and inset 4 ring electric hob. Plumbing for washing machine. Wall mounted Valliant gas fired boiler supplying domestic hot water and central heating. Space for fridge/freezer. Glazed door leading to:

Garden Room 12'9" (3.89m) x 4'1" (1.24m)

Part double glazed door leading to the rear garden.



First Floor

Landing

Hatch to roof space. High level double glazed window to rear the rear. Doors to:

Bedroom 1 12'11" (3.94m) Max x 12'7" (3.84m)

Two double glazed windows to the front. Radiator. Boarded fireplace.

Bedroom 2 13'3" (4.04m) x 7'1" (2.16m) Max

Double glazed window to the rear. Radiator. Boarded fireplace. Telephone point.

Bathroom

Panelled bath. Tiled splashback. Pedestal wash hand basin with tiled splashback. Radiator. Obscure double glazed window to the rear. Built-in airing cupboard.

Separate WC

Obscure double glazed window to side. Close-coupled WC.

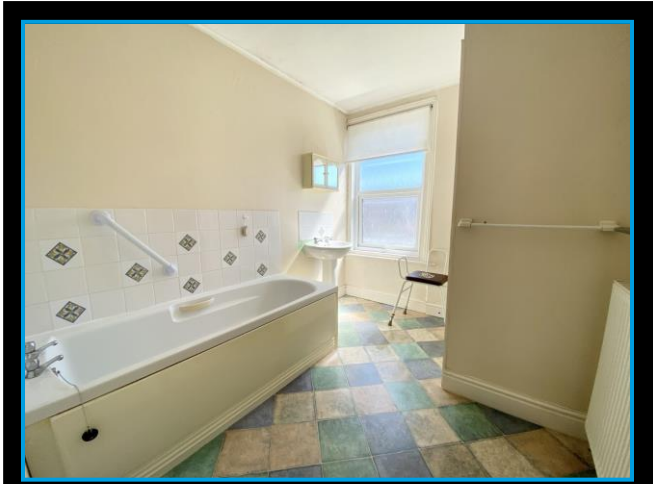
Externally

To the front of the property there is a low walled frontage laid to stone chippings.

To the rear of the property there is a good size garden with a pedestrian gate providing access onto the rear service lane. The garden comprises areas of mature flower borders.

Outside WC with low-level WC and window to the rear.





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

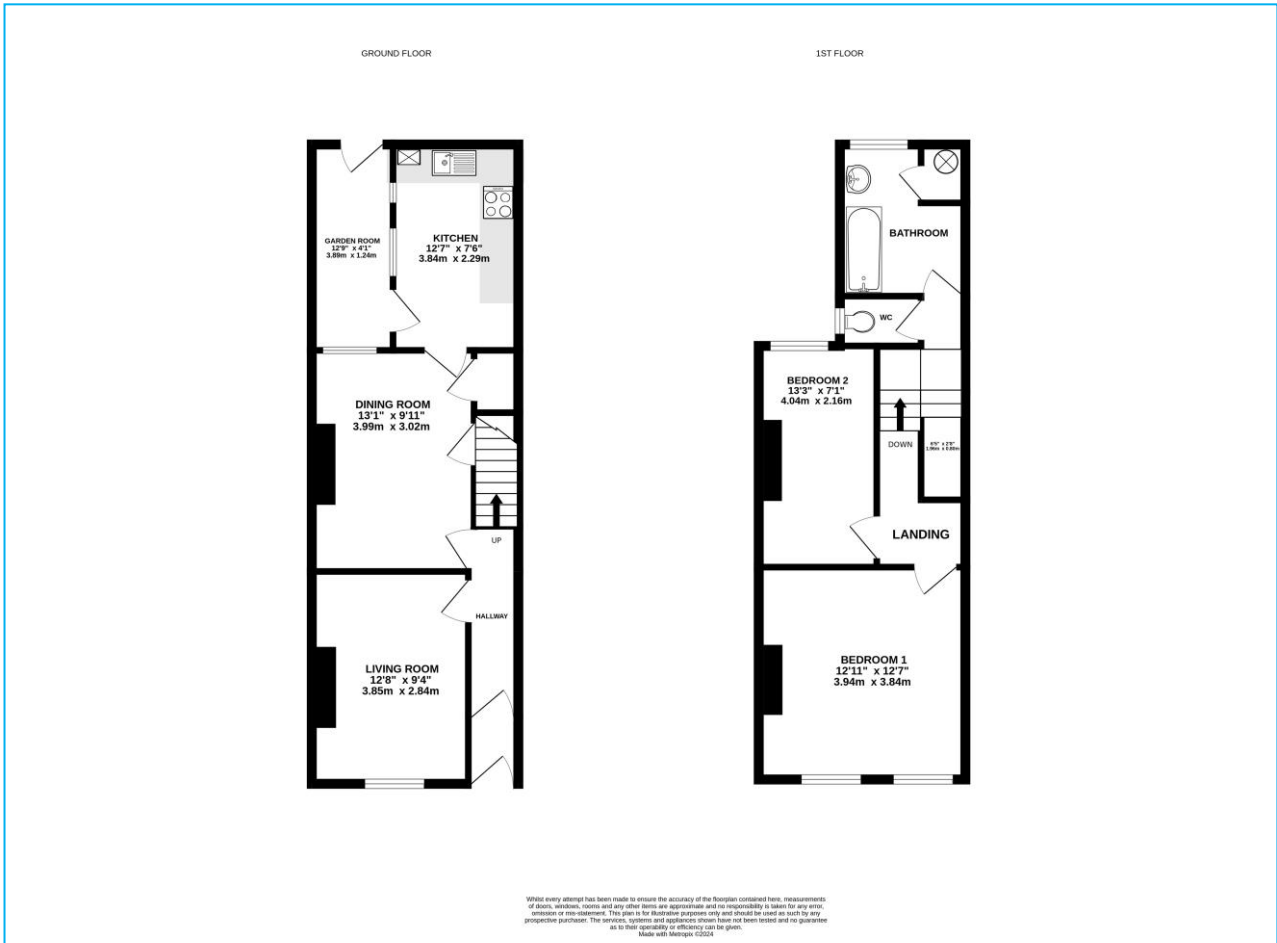
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

We have been informed by the vendor that the boiler was installed in 2023. The property is located in an area that has the benefit of a residential parking scheme via EDDC.

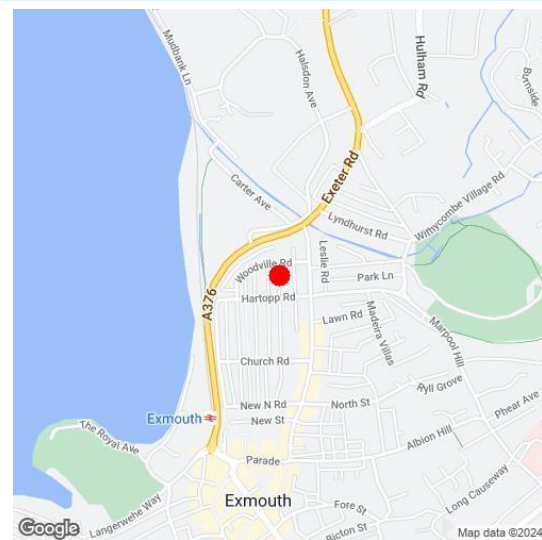




Directions

From our prominent town centre office, proceed out of town along Exeter Road. Upon passing The Park pub, take the 2nd left turning into Woodville Road, and the next left into Egremont Road. The property will be found on the left hand side, clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
<p>Most 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>(1-10) G</p> <p>Not energy efficient - higher running costs</p>	<p>68</p> <p>86</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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.