

01395 222350

**LINKS**  
ESTATE AGENTS

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

**Guide Price £165,000**

**145 Egremont Road, Exmouth, EX8 1SD**



• 3 Bedroom Mid Terrace Family House In Need Of Modernisation • Town Centre Location • Gas Centrally Heated & uPVC Double Glazing • 2 Reception Rooms • Kitchen, Bathroom • Enclosed Garden. Garage • NO ONWARD CHAIN

• **Auction End Date 2pm Thursday 15th August 2024**





Steps lead up to a part obscure uPVC double glazed front entrance door, leading to:

#### Ground Floor

##### Entrance Vestibule

High level concealed electric meter and fuse box. Obscure glazed door leading to:

##### Entrance Hall

Staircase rising to the first floor. Radiator. Vinyl flooring. Wall mounted thermostat. Door leading to:

##### Living Room 15'2" (4.62m) x 11'5" (3.48m)

Window to front. Two x Radiators. Coved ceiling. Internal obscure glazed window. Obscure glazed door leading to:

##### Dining Room 11'11" (3.63m) x 8'7" (2.62m)

Window to rear. Radiator. Built in storage with sliding doors to one chimney alcove recess. Useful storage cupboard that houses the gas meter. Obscure glazed door leading to:

##### Kitchen 12'8" (3.86m) x 8'0" (2.44m)

Two windows to side. Obscure glazed uPVC double glazed door leading out to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Space and plumbing for a washing machine. Gas and electric cooker points. Space for a free standing fridge freezer. Inset stainless steel single bowl sink and drainer unit with mixer tap above. Small breakfast bar area. Vinyl flooring. Radiator.

#### First Floor

##### Half Landing

Steps leading to the main landing. Radiator. Door leading to bathroom and:

##### Bedroom 3 8'0" (2.44m) x 6'0" (1.83m) Plus Recess

Window to rear. Radiator.

##### Bathroom

Obscure glazed window to side. Fully tiled walls. Fitted white suite that comprises of a wooden panelled bath. High level WC. Pedestal wash hand basin. Vinyl flooring. Radiator.

##### Main Landing

Access to an insulated loft space via a trapdoor and ladder. Smoke alarm. Doors leading to:

##### Bedroom 1 15'0" (4.57m) x 10'5" (3.18m)

A large room with two windows to front. Radiator.

##### Bedroom 2 13'5" (4.09m) x 7'7" (2.31m) To Wardrobe

Window to rear. Radiator. Range of built in storage to one wall. Airing cupboard that houses a hot water tank and with slatted shelving and houses the hot water tank. Wash hand basin with storage below and tiled splash backs above.

##### Front Garden

The front of the property is a small area of garden that has a shingled shrub bed and a dwarf walled boundary.

##### Rear Garden

To the rear of the property is a fully enclosed garden that is laid to decking. The area provides an ample space for outdoor dining and sitting during fine weather. There is a small store that houses the gas fired boiler. Enclosed and covered lean to storage area with sliding door. Access to a useful outside WC that has a small window to side and a wash hand basin. Wall and timber fenced boundaries. Pedestrian access via a timber garden gate to rear that leads to the rear service lane. Obscure glazed door leading to:







#### **Garage 14'7" (4.45m) Max x 12'5" (3.78m) Max**

Folding timber doors to front. Obscure glazed windows to side. Power and light connected.

#### **Parking**

The property is located in an area that has the benefit of a residential parking scheme - via EDDC and subject to a payment

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. Council Tax Band B.

#### **Agents Note**

Please note, these are draft particulars and they are awaiting vendors verification. The property is located in an area that has the benefit of a residential parking scheme - via EDDC

#### **Purchasing Via On-Line Auction**

##### **IMPORTANT INFORMATION**

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

##### **AUCTION LEGAL PACK & FINANCE**

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

##### **PRICE INFORMATION**

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

#### **Auction Guidance**

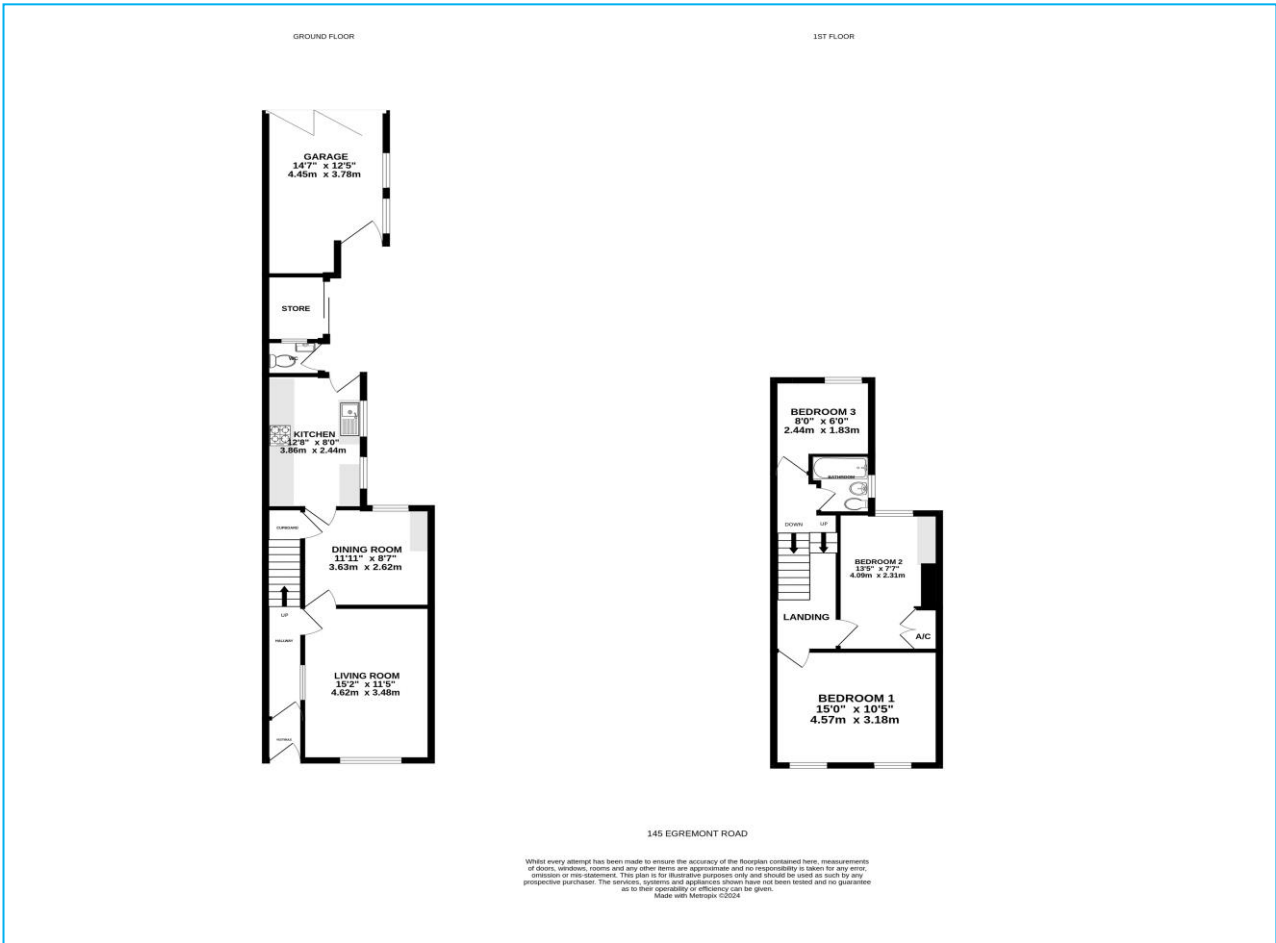
##### **†TRADITIONAL AUCTION**

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

##### **\* PRICING INFORMATION**

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

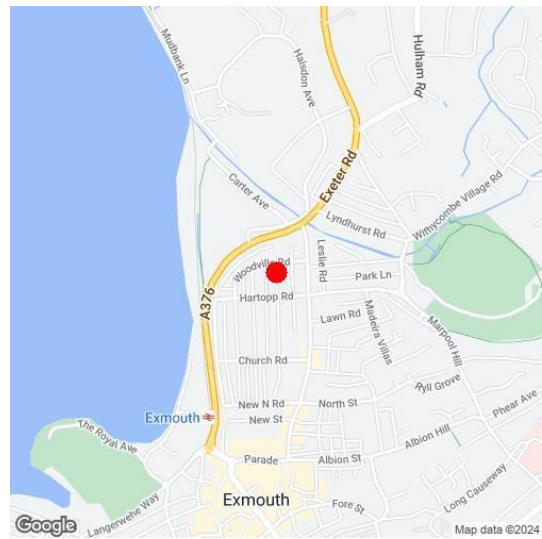
Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.



**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 right hand side, clearly identified by our for sale board.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A (81-91)	
B (69-80)	
C (55-68)	
D (49-54)	
E (39-48)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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.