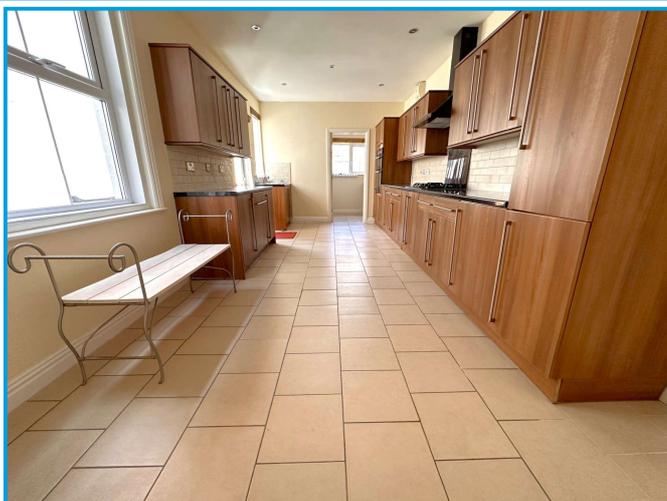


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LINKS
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Offers in Excess of £425,000
147 Exeter Road, Exmouth, EX8 3DX



• Spacious 5 Double Bedroom Mid Terrace Family Home • Gas Centrally Heated & uPVC Double Glazed • Bay Fronted Living Room & Large Dining Room • Modern Kitchen / Dining Room, Utility Room & WC • 3 First Floor Bedrooms, Bathroom & A Shower Room • 2 Further Bedrooms On Second Floor • Enclosed Garden To Rear - Potential For Parking • Close To Town & Train Station. NO ONWARD CHAIN



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

Ground Floor

Entrance Vestibule

Attractive mosaic tiled flooring. Part obscure glazed door leading to:

Entrance Hall

Staircase rising to the first floor. Laminate flooring. Radiator. Inset ceiling lights. 2 x Useful under stairs storage cupboards. Concealed electric trip switch fuse box in small cupboard. Doors leading to the kitchen / dining room, dining room and:

Living Room 16'7" (5.05m) Into Bay x 14'2" (4.32m) Max

An airy room with a large walk in double glazed bay window to front. Focal point of an attractive open fire with a slate hearth and a wooden fireplace surround. Laminate flooring. Radiator. Ceiling rose. Ornate coving.

Dining Room 14'9" (4.5m) x 12'4" (3.76m)

Window to rear. Laminate flooring. Focal point of a log burning stove with an exposed brick back and a rustic wood surround and mantle. Radiator. Picture rail. Coved ceiling. Ceiling rose.

Kitchen/ Dining Room 21'0" (6.4m) x 9'11" (3.02m)

A spacious room that enjoys a dual aspect with 2 x windows to the 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 5 ring gas hob with a chimney style extractor hood above, Built in, eye level electric double oven and grill. Inset, stainless steel, single sink and drainer unit with a mixer tap above. Integrated dishwasher. Space for a large fridge freezer with a capped water supply if required. Tiled flooring. Radiator. Inset ceiling lights. Part uPVC double glazed door leading out to the rear garden. Ample space for a table and chairs. Door leading to:

Utility Room 5'9" (1.75m) x 5'8" (1.73m)

Window to rear. Fitted work surface that has space and plumbing for a washing machine below. Space for a further appliance below. Tiled splash backs. Inset ceiling lights. Fitted clothes drying rail. Door leading to:

Cloakroom

Fitted white suite that comprises of a low level WC. Wash hand basin. Tiled flooring. Recess area that houses a wall mounted, gas fired, combination boiler that supplies the gas central heating and domestic hot water. Inset ceiling lights.

First Floor

Half Landing

Obscure glazed window to side. Steps leading to main landing. Inset ceiling lights. Radiator. Doors leading to the family bathroom and:

Bedroom 3 13'2" (4.01m) x 10'1" (3.07m)

Window to rear. Radiator. Access to loft space. Picture rail.

Family Bathroom

A good size bathroom that has 2 x Obscure glazed windows to the side. Fitted white suite comprises of a P shaped panelled bath that has a shower over and curved shower screen. Pedestal wash hand basin. Low level WC. Radiator. Inset ceiling lights, Vinyl flooring.





Landing

Staircase rising to the second floor. Doors leading to bedroom 2 and:

Lobby

Access to a useful storage cupboard with double doors and slatted shelving. Doorway to a shower room and a door leading to:

Bedroom 1 16'10" (5.13m) Into Bay x 13'2" (4.01m)

Large walk in bay window to front. Focal point of a fireplace feature with a surround. Walk in built in storage cupboard with hanging rails. Radiator. Picture rail. The wardrobes in situ in this room could be available via separate negotiation,

Shower Room

Fitted white suite that comprises of a single shower quadrant that has an electric shower unit and sliding splash screen doors. Low level WC (Sani-flow system - currently not working). Pedestal wash hand basin. 2 x Fully tiled walls. Coved ceiling. Vinyl flooring.

Bedroom 2 15'0" (4.57m) x 12'5" (3.78m)

Window to rear. Focal point of a ornate fireplace feature with wooden surround. Radiator. Picture rail. Inset ceiling lights.

Second Floor

Landing

Velux window to rear. Doors leading to both rooms including:

Bedroom 4 19'0" (5.79m) x 12'1" (3.68m)

Dormer style window to front with open views; Radiator. Access to a loft space via a trapdoor and attached ladder which is part boarded and has a Velux window installed. Inset ceiling lights.

Bedroom 5 13'0" (3.96m) x 12'5" (3.78m)

Dormer style window to rear. Radiator. Access to eaves storage spaces. Inset ceiling lights.

Front Of Property

To the front of the property is a raised area of garden that is laid to decorative shingle with wrought iron railing's to the front. A wrought iron gate to front provides access to a pathway that leads to the front entrance door.

Rear Garden

To the rear of the property is a fully enclosed garden that is planned with ease of maintenance in mind being laid predominately to shingle with a block paved pathway and a paved patio area that provides the ideal space for outdoor dining and sitting during fine weather. Timber storage shed. Rear pedestrian access via a garden gate that leads out to the rear service lane with potential to create parking. Outside lighting. Walled and fenced boundaries.

Tenure

The property is FREEHOLD

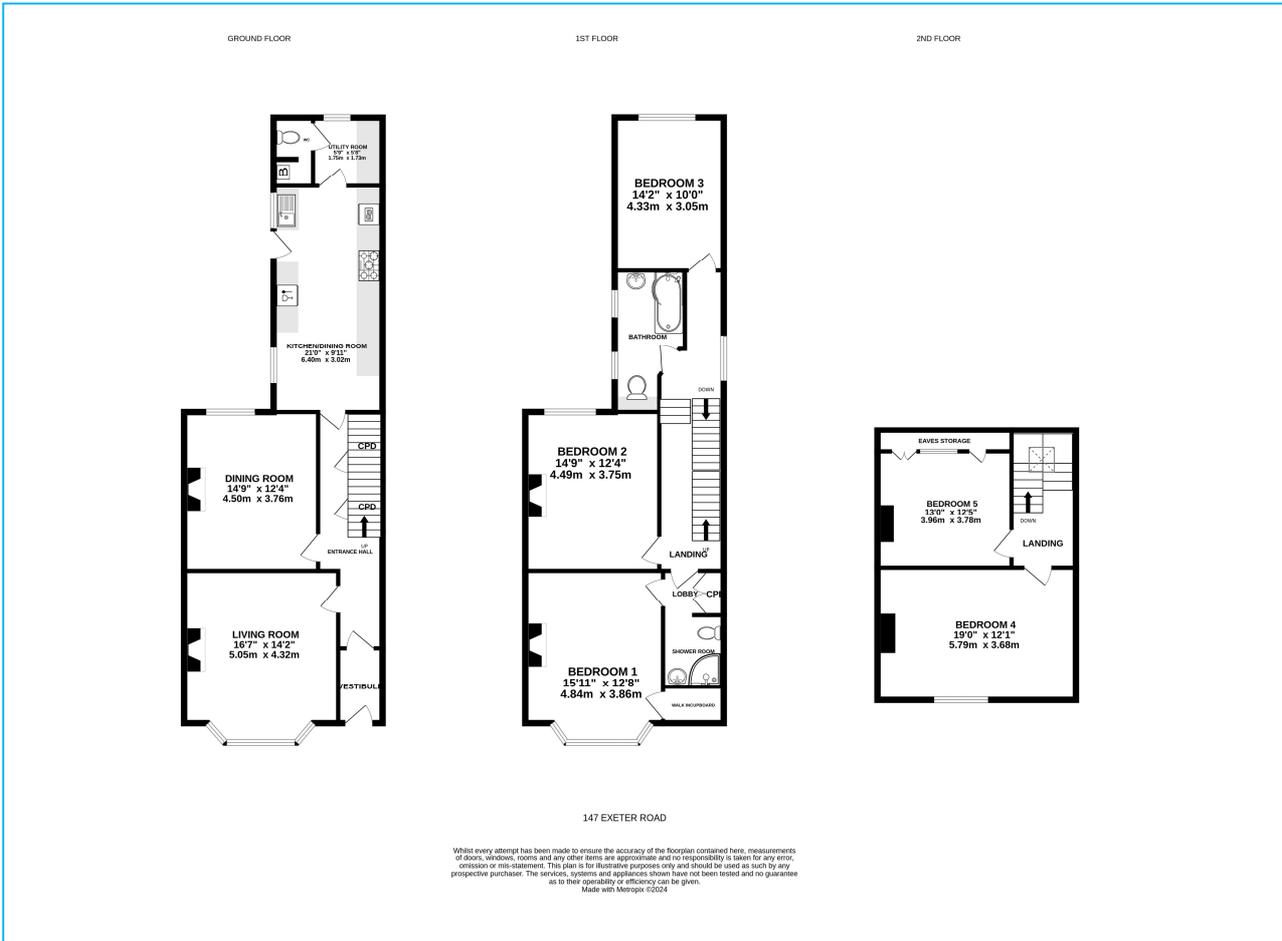
Services

All mains services are connected. Council tax band E.

Agents Notes

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





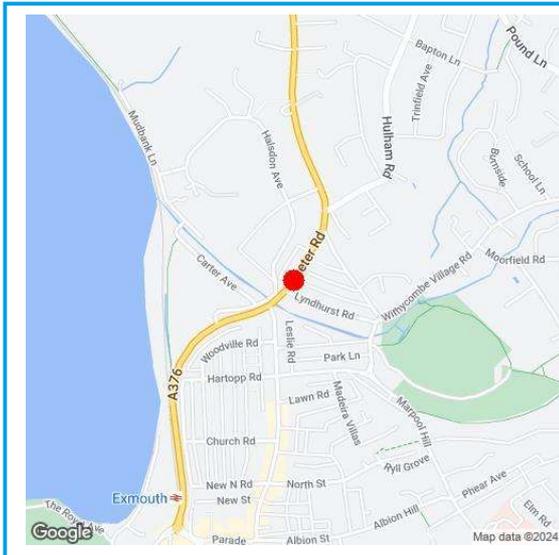
147 EXETER ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our prominent Town Centre office, proceed out of town, past the train station and onto Marine Way. Continue along the road, into Exeter Road. Pass through the first set of traffic lights and then the property will be found on the left hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
62	78
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.