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LINKS
ESTATE AGENTS

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Guide Price £450,000

3 Carlton Mews, 15 Carlton Hill, Exmouth, EX8 2AJ



- Immaculate 4 Double Bedroom Townhouse • Walking Distance Of Seafront & Town Centre • Gas Central Heating & uPVC Double Glazing • Ground Floor: Cloakroom, Living Room, Kitchen / Dining Room • First Floor: 2 Double Bedrooms & 4 Piece Bathroom • Second Floor: 2 Double Bedrooms & Shower Room • Exe Estuary Views From Rear • 2 Parking Spaces, Enclosed Courtyard



Accommodation

Ground Floor

Composite front entrance door, beneath storm canopy, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Wall mounted electric switch fuse box. Smoke alarm. Doors leading to kitchen / dining room and:

Living Room 18'1" (5.51m) Into Bay x 11'7" (3.53m)

Walk - in uPVC double glazed bay window to front. Focal point of Stone fireplace with fitted electric coal effect fire. Radiator.

Kitchen / Dining Room 24'11" (7.59m) Max x 9'1" (2.77m) Max

Dining Area 13'0" (3.96m) x 8'8" (2.64m)

Door leading to cloakroom. Radiator. Open and step down to:

Kitchen Area 11'2" (3.4m) x 9'1" (2.77m)

uPVC double glazed window to rear and Velux window to rear. Good range of cupboard and drawer storage units with Granite work surfaces and matching up stands. Composite single bowl sink and drainer unit with mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven and microwave to side. Integrated dishwasher, fridge, freezer and washing machine. uPVC double glazed external door leading to rear courtyard.

Cloakroom

Modern fitted white suite of concealed cistern WC and vanity wash and basin. Radiator. Extractor fan.

First Floor

Landing

Staircase rising to second floor. Useful linen storage cupboard. Radiator. Smoke alarm. Doors leading to:

Bedroom 1 18'2" (5.54m) Into Bay x 9'4" (2.84m)

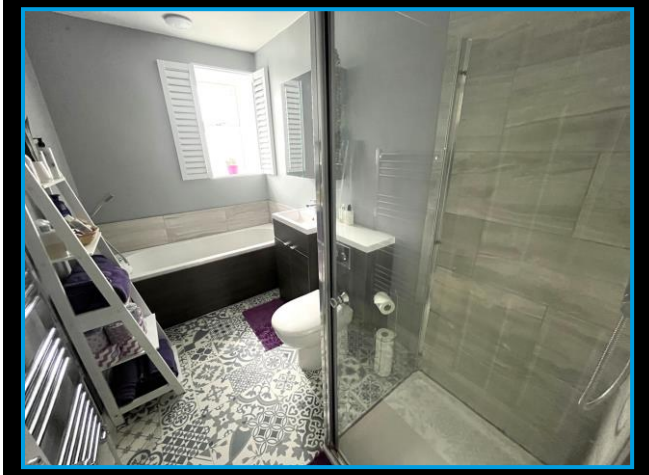
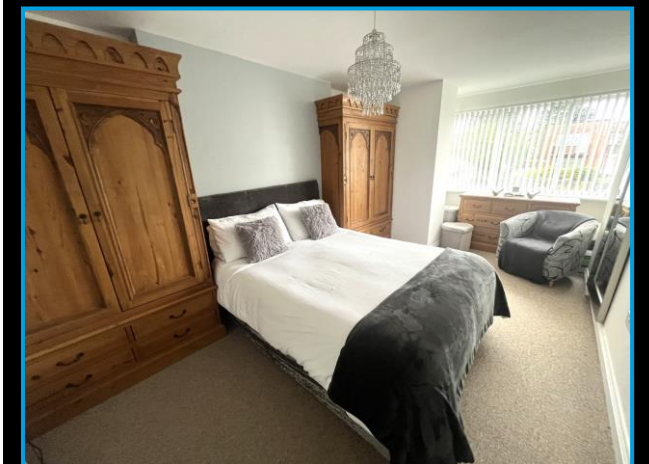
Walk - in uPVC double glazed bay window to front. 2 x fitted double wardrobes and drawer storage units. Radiator.

Bedroom 2 12'9" (3.89m) x 8'10" (2.69m)

uPVC double glazed window to rear with deep sill and views of the Exe Estuary. Radiator. Useful walk - in storage cupboard, which also has the gas fired boiler with Mega flow water tank, that supplies the central heating and domestic hot water.

Family Bathroom

Obscure uPVC double glazed window to front with deep sill and window shutters. Modern fitted, 4 piece, white suite of panelled bath, corner shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, concealed cistern WC and vanity wash hand basin. Heated towel rail. Extractor fan,





Second Floor

Landing

Velux window to rear gaining Exe Estuary views. Useful shelved storage cupboard. Radiator. Smoke alarm. Doors leading to:

Bedroom 3 13'2" (4.01m) Into Bay x 9'2" (2.79m)

Walk - in uPVC double glazed bay window to front with views towards the Sea. Useful under eaves storage space. Radiator,

Bedroom 4 13'10" (4.22m) Into Bay x 8'6" (2.59m)

Walk - in uPVC double glazed bay window to rear gaining far reaching Exe Estuary and Haldon Hill views. Useful under eaves storage space. Radiator. Access to loft storage area.

Shower Room

Velux window to front. Modern fitted white suite of shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan.

Externally / Parking

To the front of the property is a brick paved parking area for the 4 properties with this property having 2 allocated parking spaces immediately to the front of the property.

Courtyard

The property has a private, enclosed Courtyard garden to the rear which includes covered rear porch that has tiled flooring, which is ideal for storage. Velux window and outside power points. Step down to a brick paved courtyard area with fenced boundaries and outside water tap.

Tenure

The property is FREEHOLD

Services

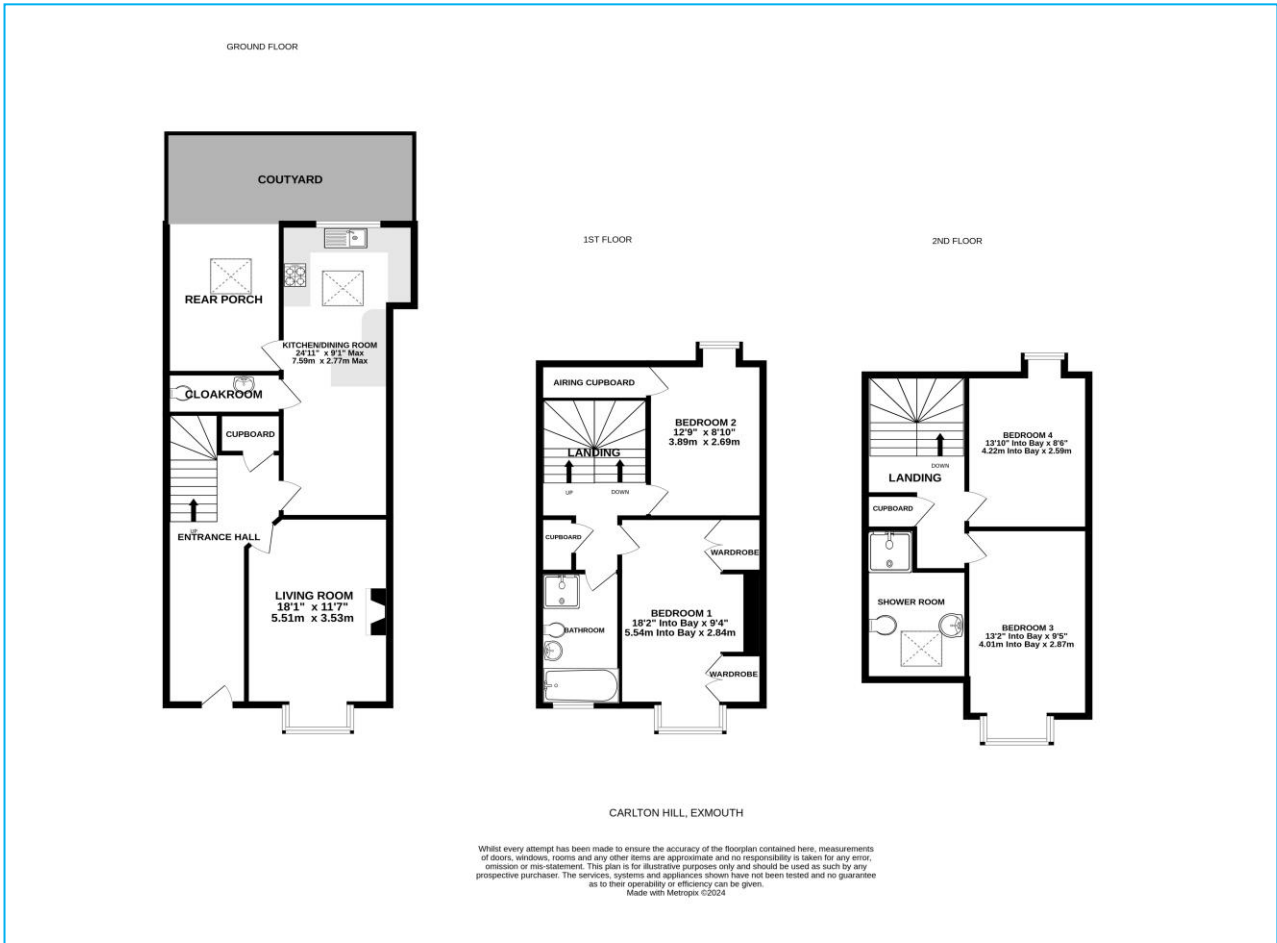
All mains services are connected. The property is on a water meter. Council Tax Band E

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

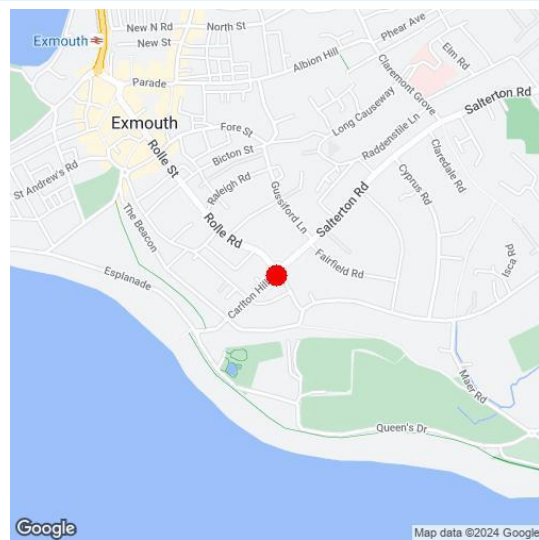
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Directions

From our prominent Town centre office, on foot, turn left into Rolle Street and continue into Rolle Road. Turn right at the roundabout where Carlton Mews will be found immediately on the right hand side.

Energy Efficiency Rating	
Current	Potential
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-58) G (1-20)	79 88
<small>Not energy efficient - higher running costs</small>	
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.