

Guide Price £279,000

1 All Saints Mews, Egremont Road, Exmouth, EX8 1RX



- End Of Terrace 3 Storey House • Level Walk To Town Centre, Train Station & Seafont
- Gas Central Heating & Double Glazing • Living / Dining Room, Modern Fitted Kitchen
- 2 Bedrooms & Bathroom • Garage & Residents Parking • Enclosed Courtyard Garden
- NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to front entrance door, beneath covered storm canopy with outside lighting, gas and electric meter boxes, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted electric trip switch fuse box. Laminate flooring. Smoke alarm. Door leading to:

Utility Room 7'2" (2.18m) x 6'7" (2.01m)

Half obscure uPVC double glazed external door leading to rear courtyard. Cupboard storage units with roll edged work surface and ceramic tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. The washing machine in situ is included in the sale. Further space for appliances. Radiator.

First Floor

Half Landing

Staircase rising to landing. uPVC double glazed window to rear. Radiator. Door leading to:

Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Tiled splashback`s. Wood panelled walls to dado height. Shaver light and socket. Radiator. Useful airing cupboard with slatted shelving and radiator.

Landing

Staircase rising to second floor. Wall mounted central heating thermostat. Smoke alarm. Door leading to:

Living / Dining Room 15'2" (4.62m) x 9'4" (2.84m)

uPVC double glazed window to front. Radiator. Wooden flooring. Open arch leading to:

Kitchen 8'8" (2.64m) x 6'6" (1.98m)

uPVC double glazed window to front. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splashback`s. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. The Bosch freestanding fridge freezer in situ is included in the sale.



Second Floor

Half Landing

Double glazed Velux window to rear. Staircase rising to:

Landing

Access to insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 16'5" (5m) x 9'5" (2.87m)

uPVC double glazed window to front. Radiator. Useful bulkhead storage cupboard including hanging rail.

Bedroom 2 10'4" (3.15m) Max x 9'4" (2.84m)

Double glazed Velux window to rear including views of All Saints Church. Radiator.

Externally

To the rear is a lovely enclosed and easy to maintain courtyard garden being an ideal space for outdoor dining and sitting during fine weather with a raised shrub bed to the rear. Brick wall and timber panelled fenced boundaries. Outside lighting. Outside water tap.

Garage 18'4" (5.59m) x 9'4" (2.84m)

Up and over door to front. Wall mounted gas fire Combi boiler that supplies the central heating and domestic hot water. Power and light connected.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

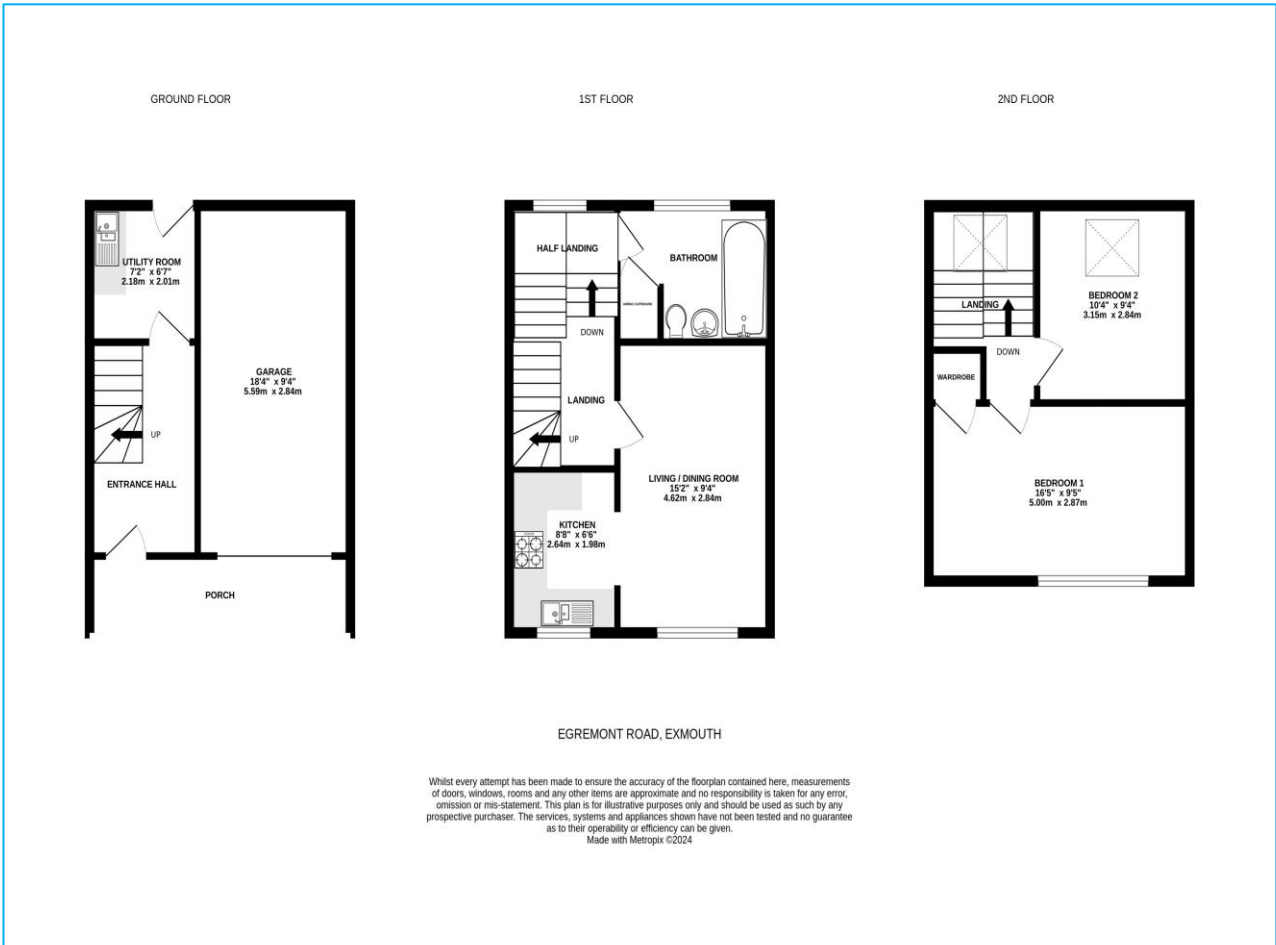
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Note

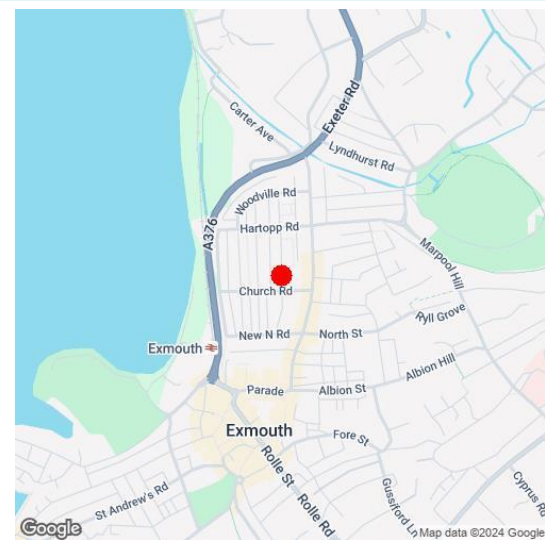
These are draft particulars and are awaiting vendors verification



Directions

From our prominent Town Centre office, proceed out of town along Exeter Road. Take a left hand turning, just before All Saints Church, into Church Road and first right 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	
<small>Very energy efficient - lower running costs</small>		
(92-101) A	69 → 82	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-58) F		
(1-20) G		<small>Not energy efficient - higher running costs</small>
<small>England & Wales</small>		
<small>EU Directive 2002/91/EC</small>		



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.