

01395 222350

**LINKS**  
ESTATE AGENTS

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**Guide Price £190,000**  
**19 Denmark Road, Exmouth, EX8 4AP**



- For Sale Via On-Line Auction • In Need Of Complete Modernisation • Bay Fronted Living Room
- Kitchen / Dining Room • Lean - To utility With Cloakroom • 3 First Floor Bedrooms & Bathroom
- Off Road Parking • Larger Than Average Rear Garden

**AUCTION END DATE 12 NOON, THURSDAY 31<sup>ST</sup> OCTOBER 2024**





## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door leading to:

#### Entrance Porch

Window to side. Radiator. Cupboard housing the electric meter and fuse box. Staircase rising to first floor. Doors leading to kitchen / dining room and:

#### Living Room 12'6" (3.81m) Into Bay x 11'2" (3.4m)

Walk - in uPVC double glazed bay window to front. Marble fireplace with coal effect fire. Radiator.

#### Kitchen / Dining Room 16'3" (4.95m) x 11'11" (3.63m)

Dual aspect having window to side and window to rear. Cupboard and drawer storage units with roll edged work surface and splash back`s. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below. Useful under stairs storage cupboard. Radiator. Door leading to:

#### Rear Porch

Tiled flooring. Door with steps leading down to:

#### Lean - To Utility 11'10" (3.61m) x 6'2" (1.88m)

Sliding patio doors to rear garden with windows to side and rear. Stainless steel single sink and drainer unit. Space and plumbing for washing machine. Access to undercroft. Door leading to:

#### Cloakroom

High level WC. Obscure glazed window to rear.

### First Floor

#### Landing

Access to loft storage space. Doors leading to:

#### Bedroom 1 12'7" (3.84m) Into Bay x 11'2" (3.4m)

Walk - in uPVC double glaze bay window to front. Fitted wardrobes to one wall. Radiator. Picture rail.





### **Bedroom 2 8'6" (2.59m) x 8'2" (2.49m)**

uPVC double glaze window to rear. Radiator. Picture rail.

### **Bedroom 3 7'7" (2.31m) x 7'6" (2.29m) Plus Recess**

uPVC double glazed window to rear. Fitted double wardrobe. Radiator. Picture rail. Airing cupboard housing the hot water tank.

### **Bathroom**

Obscure uPVC double glaze window to front. Coloured suite comprising panelled bath with electric shower over, low level WC and pedestal wash hand basin. Radiator.

### **Externally**

There is a concrete hard standing to the front providing offer parking for one motor vehicle.

There is an overgrown but larger than average garden to the rear, with an out building and small patio area adjacent the property. Front pedestrian access to side of property.

### **Tenure**

The property is FREEHOLD

### **Services**

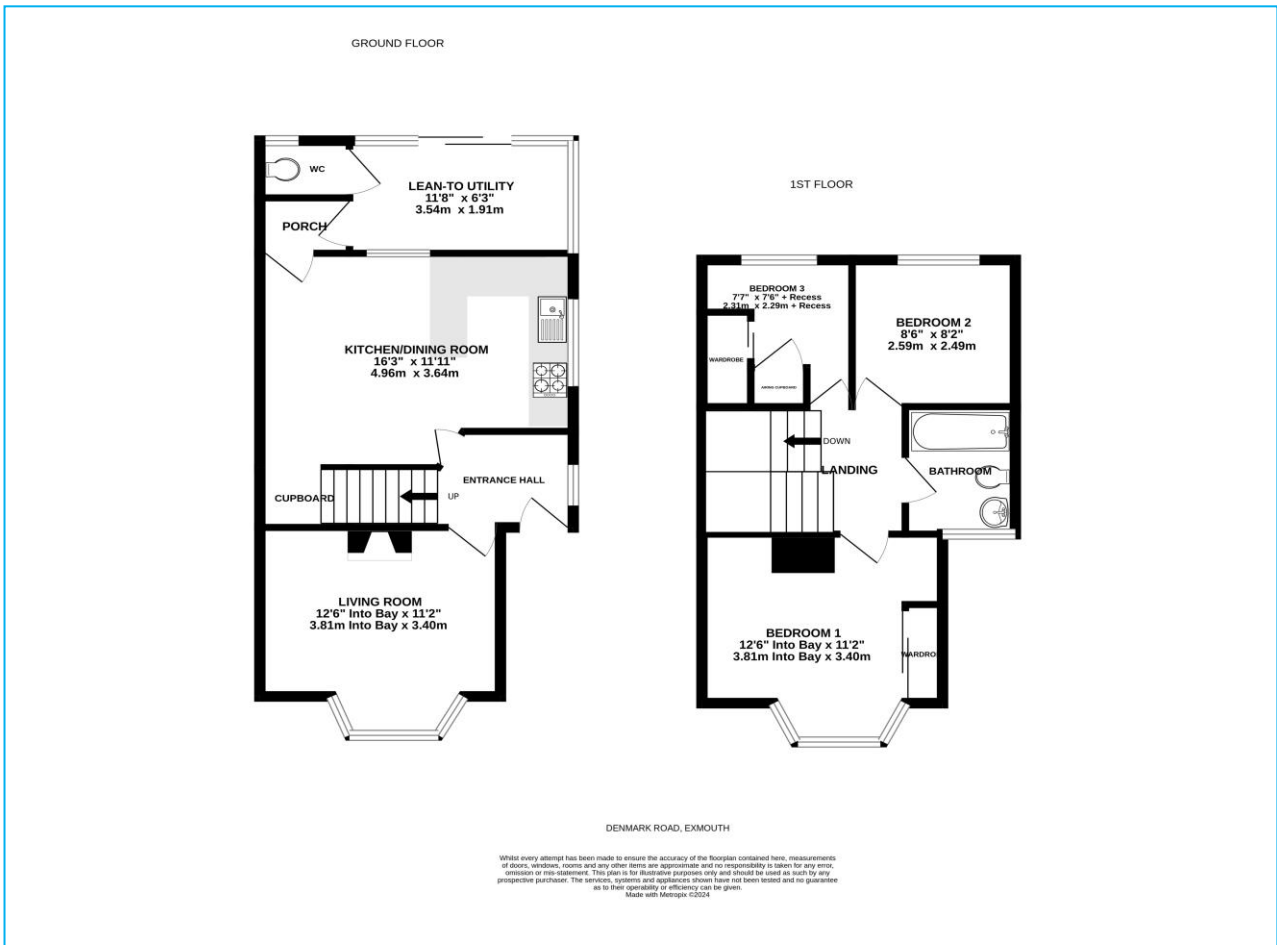
All mains services are connected. Council Tax Band C

### **Agents Note**

These are draft particulars and are awaiting vendors verification. The property is being sold as seen with no warranties or assurances given by the executors



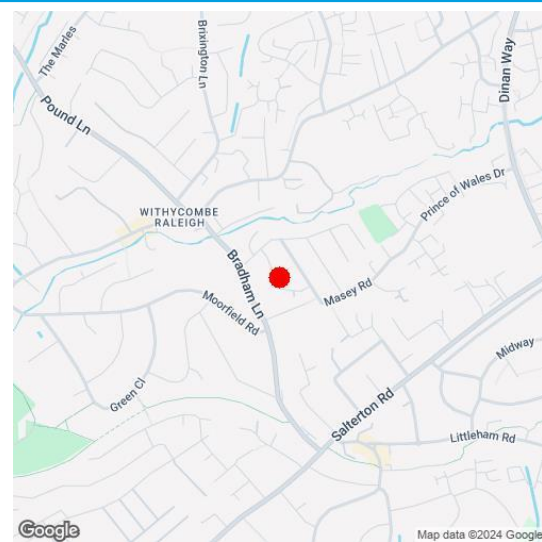




**Directions**

Leaving Exmouth along Salterton Road, at Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and then take the first right into Denmark Road, where the property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-101) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-58) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
44	82
<p>England &amp; Wales EU Directive 2002/91/EC</p>	



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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.