

Guide Price £340,000
146 Rosebery Road, Exmouth, EX8 1SG



- Extended & Modernised 3 Double Bedroom House • Gas Centrally Heated & uPVC Double Glazed • Living Room & Large Open Plan Kitchen / Dining / Family Room • 2 First Floor Double Bedrooms & Family Bathroom • Second Floor Master Bedroom With En-Suite Shower Room • Enclosed Rear Garden • Off Road Parking To The Rear • NO ONWARD CHAIN. Viewing Strongly Advised



Steps lead up to an attractive composite front entrance door with satin obscure inset glazed windows leading to:

Ground Floor

Entrance Hall

High level electric trip switch and meter box. Radiator. Smoke alarm. Staircase rising to the first floor. Engineered oak flooring. Oak veneered doors leading to the kitchen / dining / family room and:

Living Room 11'2" (3.4m) x 11'0" (3.35m)

Window to front. Radiator. Useful built in storage cupboards with displays above to both the chimney alcoves. Chimney recess with tiled back and hearth and a wooden mantle above. Display shelving. Picture rail.

Kitchen / Dining / Family Room

A fantastic, extended, open plan and modern space with a part vaulted ceiling that encompasses 2 Velux windows and bi folding doors across the rear, allowing for natural light to flood in. The kitchen area comprises of a high quality fitted kitchen that has a range of floor standing and wall mounted cupboard and drawer storage units with solid granite work surfaces, matching up stands and tiled splash backs above. Large central island with granite work surfaces and a built in 5 ring electric induction hob with an extractor hood above. Inset stainless steel one and half bowl sink with a single drainer unit and mixer tap above. Built in eye level electric oven with combi microwave oven above. Integrated Fridge/freezer and dishwasher. Oak veneer door leading to a large walk in pantry style cupboard. 2 x vertical radiators. Smoke alarm. Inset ceiling lights. Sliding door leading to a useful utility cupboard with space and plumbing for a washing machine and storage above. Ample space for a dining table and chairs. Engineered oak flooring throughout. Sliding door leading to:



Cloakroom

Obscure glazed window to rear. Modern stylish fitted white suite comprising of a low level WC. Wall mounted wash hand basin with storage beneath. Heated towel rail. Extractor fan. Inset ceiling lights. Engineered oak flooring.

First Floor

Landing

Smoke alarm. Inset ceiling light. Oak veneer doors leading to staircase rising to the second floor, bedroom 3, bathroom and:

Bedroom 2 14'8" (4.47m) x 10'11" (3.33m)

Two windows to front. Radiator. Attractive ornate fireplace with mantle above.



Bedroom 3 8'9" (2.67m) x 8'6" (2.59m)

Window to rear. Radiator. Useful built in storage cupboard beneath the stairs.

Bathroom

Obscure glazed window to rear. Immaculate modern fitted white suite comprising of a panelled bath that has a splash screen and thermostatically controlled shower above. Low level WC. Large wash hand basin with storage beneath and fitted mirror above. Vinyl flooring. Heated towel rail. Attractive fully tiled walls. Inset ceiling lights. Extractor fan.

Second Floor

Master Bedroom 14'4" (4.37m) Max x 13'9" (4.19m) Max

Fantastic, fully converted loft space that now boasts a large master bedroom with an en-suite shower room and walk in





storage cupboard. Window to rear and double opening French doors with Juliet balcony. Radiator. Inset ceiling lights. Oak veneer door leading to storage room and sliding door leading to:

En-Suite Shower Room

Velux window to front. Immaculate modern fitted white suite comprising of a low profile single shower quadrant with tiled splash backs to ceiling height, sliding splash screen door and a thermostatically controlled shower. Hidden cistern WC with display above and a wash hand basin to the side with storage below. Heated towel rail. Extractor fan. Tiled flooring. Inset ceiling lights.

Storage Room

Velux window to front. Inset ceiling lights. Wall mounted gas fired combination boiler that supplies the gas central heating and domestic hot water..

Externally

Front Of Property

To the front of the property is an area of garden that is laid to a level block paving with dwarf brick wall boundaries. Outside meter box.

Rear Of Property

To the rear of the property is a fully enclosed garden that has been planned with ease of maintenance in mind. The garden is predominately laid to artificial grass with a paved pathway and patio area. Raised shrub bed to one side. Timber storage shed. Walled boundaries. Outside water tap and lighting. A timber garden gate to the rear leads to a block paved driveway, accessed via the vehicular service lane that allows for off road parking for 1/2 vehicles.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B.

Mortgage Assistance

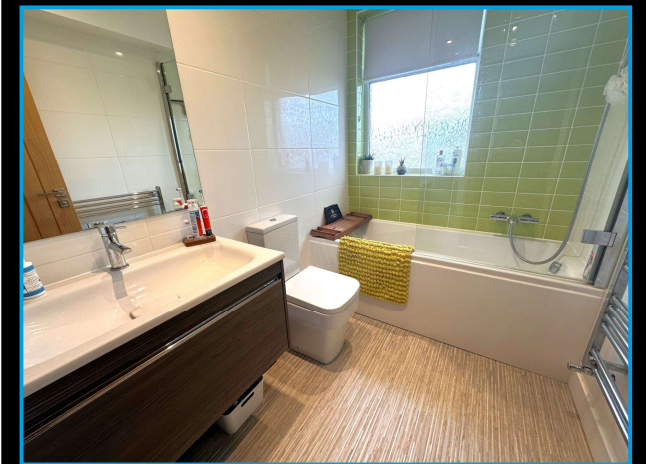
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

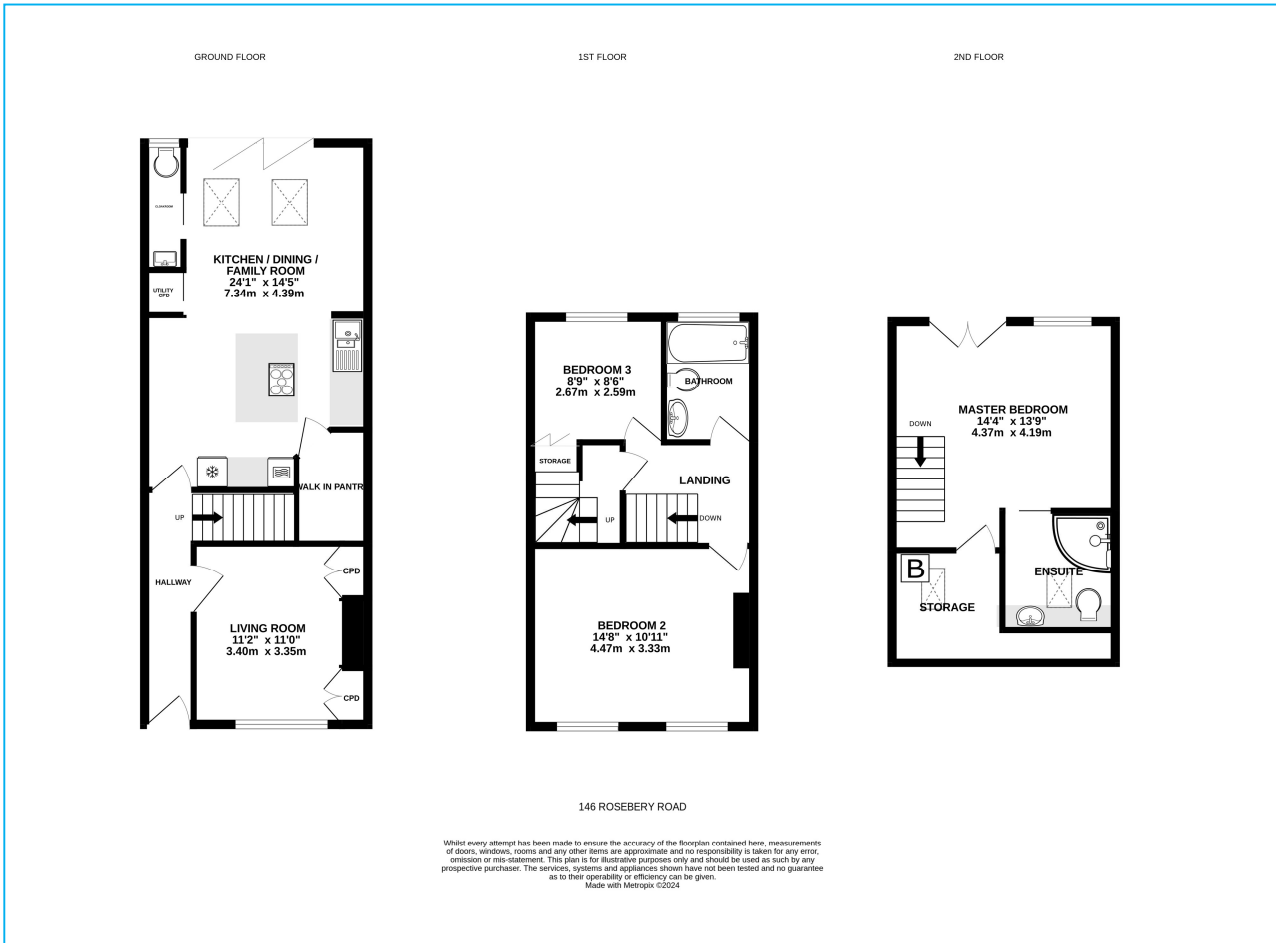
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Notes

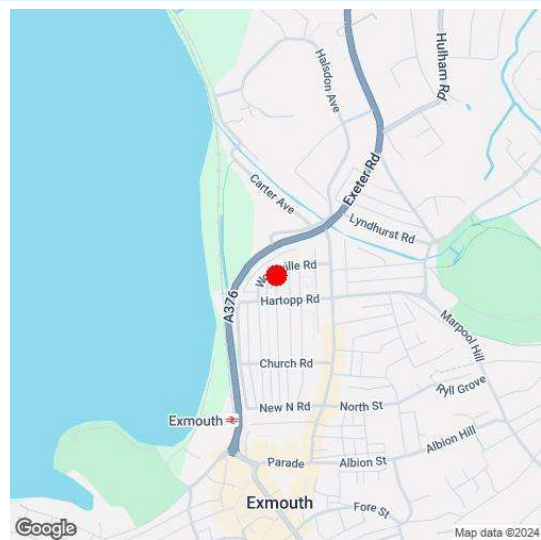
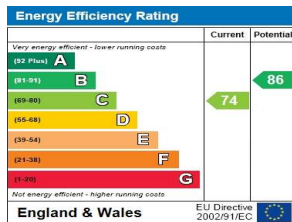
Please note, these are draft particulars and they are awaiting vendors verification





Directions

From our prominent town centre office turn right down Rolle Street and take the 2nd exit at the roundabout into The Parade. Continue along into Exeter Road, passing All Saints Church, take the second left hand turning into Woodville Road. Take the left hand turning into Rosebery Road where the property will be found on the left hand side and clearly identified by our For Sale board.



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.