

Offers in Excess of £375,000
2 Cornishes Cottages, Gilbrook, Woodbury, EX5 1LH



- 4 Bedroom (3 Doubles) Mid Terrace Family Home In Village Location • Gas Centrally Heated & uPVC Double Glazing • Open Plan Living / Dining Room • Modern Fitted Kitchen
- 3 First Floor Bedrooms, Bathroom & WC • Master Bedroom With En-Suite On Second Floor
- Off Road Parking, Enclosed Rear Garden & Garage With Parking Sapce • Viewing Advised



A step leads up to a composite front entrance door with an obscure glazed inset window, beneath a small storm canopy with courtesy lighting, leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Smoke alarm. Useful under stairs storage cupboard that has a light connected and that houses an electric trip switch fuse box. Radiator. Doors leading through to the kitchen and:

Open Plan Living / Dining Room 25'2" (7.67m) x 11'8" (3.56m)

A good size open plan living area that has a window to front and fully glazed door, with a window to the side of it, leading out to the rear garden. 2 x Radiators. Coved ceiling. Carpeted flooring to living room and laminate flooring to the dining area. Open to:

Kitchen 9'4" (2.84m) x 9'3" (2.82m)

Window to rear and a part glazed door leading out to the rear garden. Range of modern fitted floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Inset stainless steel single sink and drainer unit with a mixer tap above. Space for a free standing fridge freezer. Electric cooker point with extractor hood above. Space and plumbing for a washing machine. Laminate flooring. Coved ceiling.



First Floor

Landing

Staircase rising to the second floor. Useful storage cupboard with shelving. Doors leading to WC, bathroom, bedrooms three and four and:

Bedroom 2 13'4" (4.06m) x 10'2" (3.1m) Plus Recess

Window to front. Radiator. Useful built in double wardrobe with hanging rail and shelving above.

Bedroom 3 9'9" (2.97m) Plus Recess x 7'4" (2.24m) Plus Recess

Window to rear. Radiator. Useful built in storage recess.

Bedroom 4 8'4" (2.54m) x 7'4" (2.24m)

Windows to front. Radiator.



Bathroom

Obscure glazed window to rear. Modern fitted white suite comprising of a panelled bath that has tile splash back to ceiling height, shower curtain and an electrically controlled shower unit above. Low level WC. Vinyl flooring. Heated towel.

WC

Obscure glazed window to rear. Low level WC. Vinyl flooring. Radiator.

Second Floor

Landing

Velux window to rear. Smoke alarm. Door leading to:





Bedroom 1 14'9" (4.5m) Max x 10'9" (3.28m) Plus Recess

Good size room with large velux windows with integrated blinds to front and rear. Radiator. Useful storage recess area. Useful walk in storage cupboard. Cupboard that houses a wall mounted gas fired combination boiler that supplies the central heating and domestic hot water. Access to eaves storage cupboard spaces. Door leading to:

En-Suite Shower Room

Velux window to rear. Modern fitted white that comprises of a good size walk in shower cubicle that has tiled splash backs to ceiling height, sliding splash screen door and a thermostatically controlled shower that has both a rainfall shower head and separate shower attachment. Hidden cistern WC. Wash hand basin with mixer tap above and storage cupboard below. Heated towel rail. Vinyl flooring. Extractor fan. Inset ceiling lights.

Externally

Front Of Property

To the front of the property is an open plan area of garden that is laid to shingle, that provides off road parking for one motor vehicle. Small shrub bed border to the front of the property.

Rear Garden

To the rear of the property is an enclosed and well maintained rear garden that has a crazy paved patio laid adjacent to the rear of the property. The garden garden is then laid to a level lawn with a step up to a decked area, ideal for outdoor dining and sitting during fine weather. Timber fenced boundaries. Timber storage shed with space and plumbing for a washing machine. Outside water tap and lighting. Timber garden gate to the side of the garden leading to:

Garage & Parkng

Located close by to the property is a garage that has an up and over door to front. Space to parking directly in front of the garage. This parking/garage area is accessed by driving down the side of the property.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council tax band C.

Mortgage Assistance

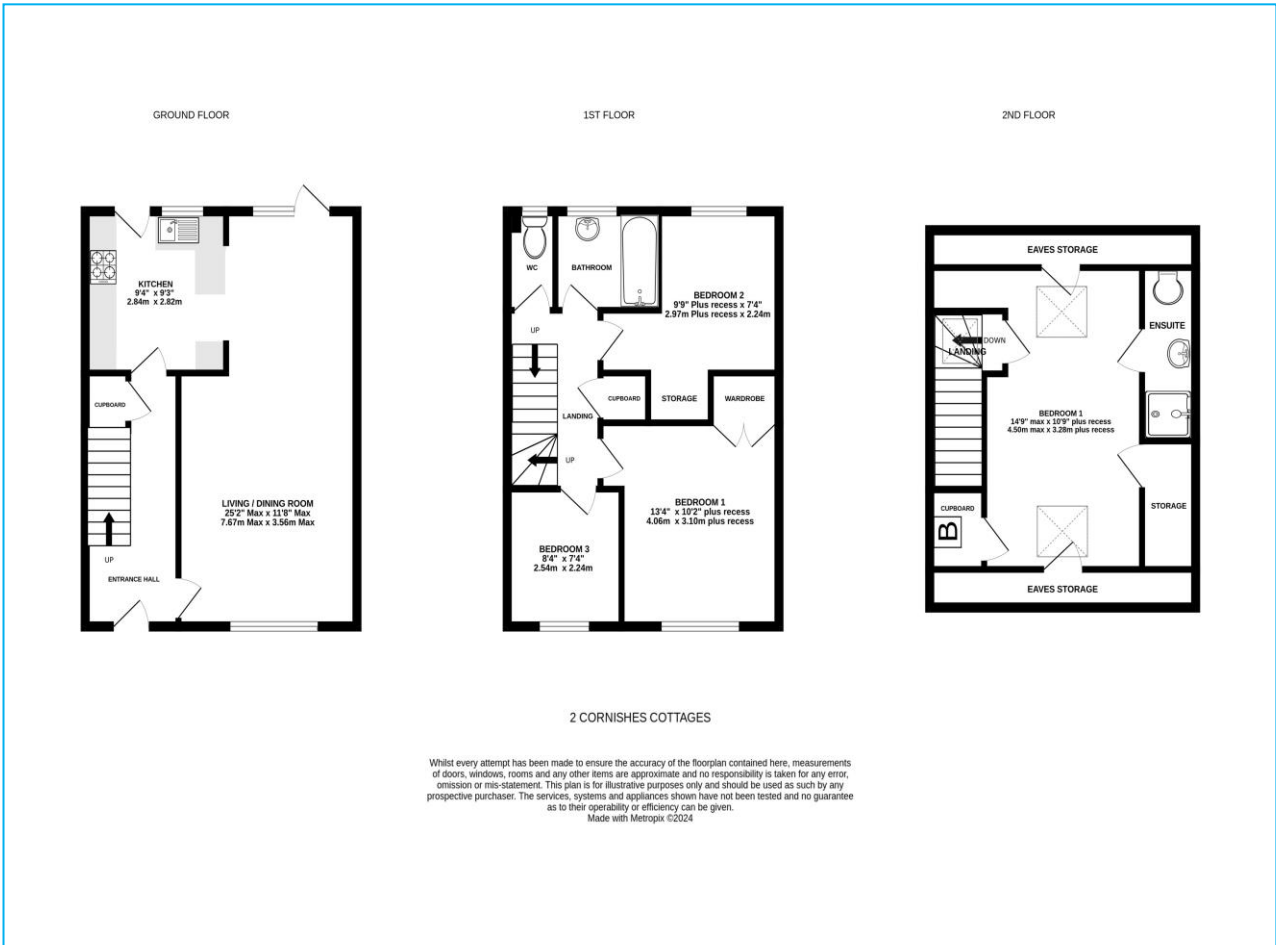
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Notes

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



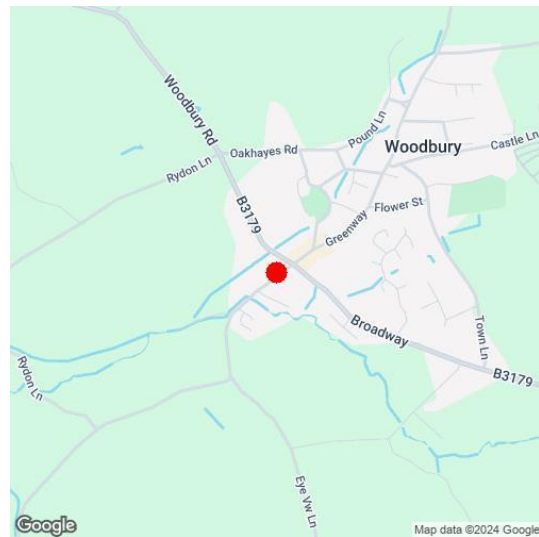
Directions

From Exmouth, proceed to Woodbury via Woodbury Common. Upon entering the village, at the crossroads just after the village shop, turn left into Gillbrook. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
70	84

Very energy efficient - lower running costs

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.