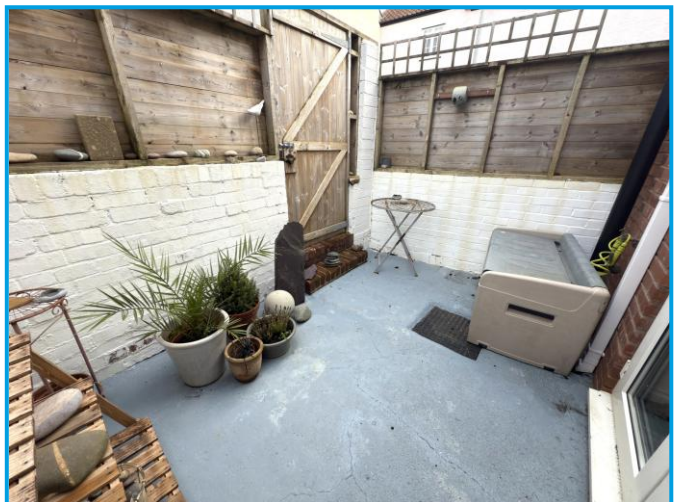


**Guide Price £280,000**

**19 Upper Church Street, Exmouth, EX8 2TA**



- Extended 2 Bedroom End Of Terrace Cottage • Gas Centrally Heated & Predominately uPVC Double Glazed (Where Stated) • Open Aspect Living/Dining Room With Wood Burner • Extended, Modern Fitted Kitchen With Appliances • 2 First Floor Bedrooms With Wardrobes • Modern Fitted First Floor Bathroom With Roll Top Bath & Separate Shower • Small Enclosed Courtyard Garden • Town Centre Location – NO ONWARD CHAIN





A composite front entrance door with spy hole, leading to:

## Ground Floor

### Entrance Hall

High level, concealed, electric trip switch fuse and meter box. Dado rail. Radiator. Tiled effect flooring. Stripped wood to door to living room and a striped wood, part stained glass door leading to:

### Dining Room 14'2" (4.32m) x 11'0" (3.35m)

Window to side with fitted shutter blinds. Staircase rising to the first floor. Built in storage cupboards and display shelving beneath the staircase. Wood effect flooring. Picture rail. Smoke alarm. Upright radiator. Doorway leading to the kitchen and open aspect to:

### Living Room 11'0" (3.35m) x 9'10" (3m)

A dual aspect room with uPVC double glazed sash window to front and further uPVC doubled window to side, both having fitted shutter blinds. Focal point of an inset wood burning stove with a slate hearth, exposed brick back and a fireplace surround. Wood effect flooring. Radiator. Picture rail.

### Extended Kitchen 12'1" (3.68m) x 10'1" (3.07m)

An extended space and has double opening French doors leading out to the rear garden. Good range of modern fitted floor standing and wall mounted cupboard and drawer storage units with wooden work surfaces above. Integrated fridge, freezer, dishwasher and washing machine. Built in 4 ring induction hob. Built in eye level electric oven with a microwave above. Concealed, wall mounted, gas fired Combi boiler that supplies the gas central heating and domestic hot water. Inset ceiling lights. Internal glass block window to dining area. Upright radiator. Inset, ceramic large single bowl sink with mixer tap above. Wood effect flooring.

## First Floor

### Landing

Obscure single glazed window to side. Access to an insulated loft space via a trap door and ladder that is part boarded and has a light connected. Exposed floorboards. Smoke alarm. Attractive striped doors with inset stained glass windows leading to all rooms including:

### Bedroom 1 15'8" (4.78m) x 9'11" (3.02m)

A dual aspect room that has 2 uPVC double glazed sash windows to front and a feature stained glass, single glazed window to the side. The front windows have built-in shutter style blinds. Focal point of an ornate fireplace feature with a tiled hearth and fireplace surround. Double wardrobe within storage recess to chimney alcove. Stripped floorboards. Upright radiator.

### Bedroom 2 11'0" (3.35m) x 8'5" (2.57m)

uPVC double glazed window to side. Radiator. Ornate fireplace feature. Double wardrobe. Exposed floorboards. Picture rail.



### Bathroom

A large, extended, bathroom that has a walk in square bay window to rear with uPVC double glazed sash windows. Attractive roll top bath with a central mixer tap, shower attachment and claw feet. Good size, walk-in shower with a splash screen, tiled splash backs to ceiling height and a rainfall shower overhead and separate shower attachment. Low level WC. Wash hand basin with displays to both sides and storage drawers below. Heated towel rail. Laminate flooring. Extractor fan. Inset ceiling lights.

### Externally

Small enclosed courtyard with walled and fenced boundaries. Outside water tap. Rear pedestrian access via a timber garden gate leading to a rear access lane. Power point.

### Parking

The property is located in an area that has the benefit of a residential parking scheme - with permits available to purchase via EDDC

### Tenure

The property is FREEHOLD

### Services

All main services are connected. Council Tax Band B.

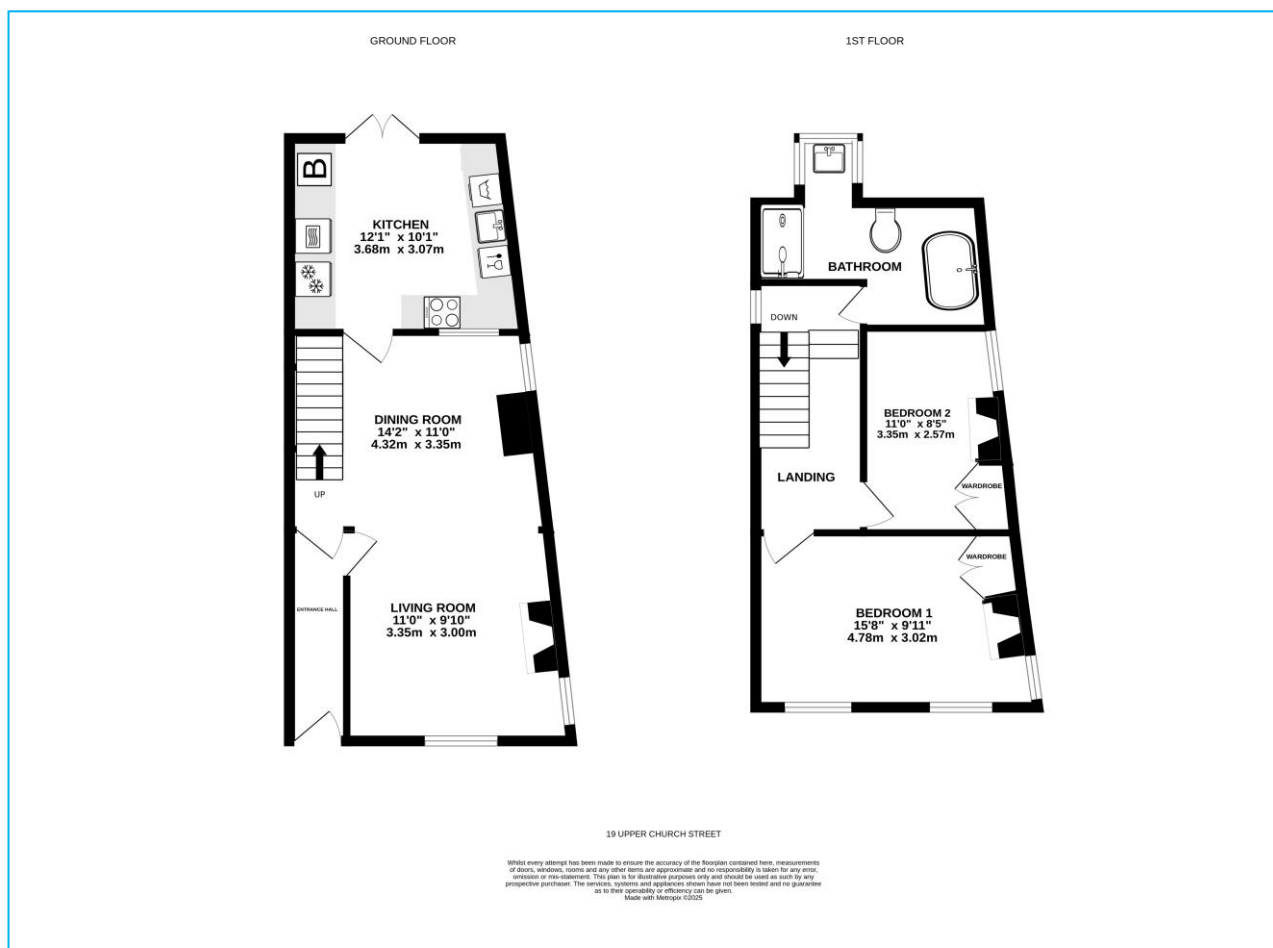
### Mortgage Assistance

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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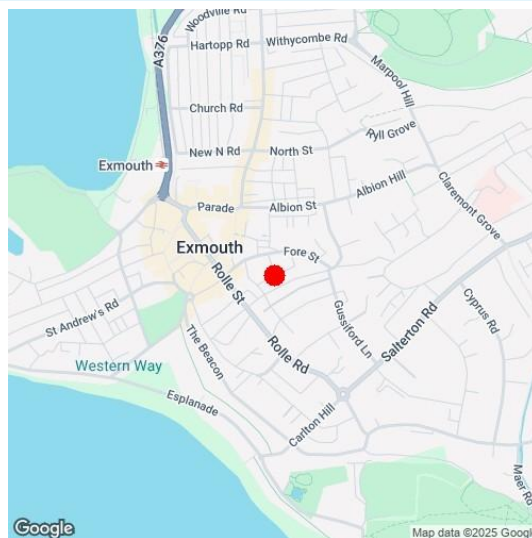




## Directions

From our prominent Town Centre office, proceed up Fore Street taking the second right into Upper Church Street where the property will be found on the left hand side, clearly identified by our For Sale sign

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			80
B (81-91)			
C (69-80)			
D (55-68)		60	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.