

**Guide Price £395,000**  
**11 Fair View Terrace, Exmouth, EX8 2JX**



- Immaculate 3 Bedroom Mid Terrace Family Home • Gas Centrally Heated & uPVC Double Glazed
- Bay Fronted Living Room & Separate Dining Room • Modern Fitted Kitchen With Oven, Hob & Hood
- Modern Shower Room & Separate WC • Views Of The Estuary From Bedroom 1 • Off Road Parking For 2. Access To Community Garden • Quiet Location, Close To Town & Parks



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

## Ground Floor

### Entrance Vestibule

Attractive mosaic tiled flooring. Coved ceiling. Part obscure glazed door with attractive stained glass leading to:

### Entrance Hall

Staircase rising to the first floor. Radiator. Coved ceiling. Ornate archway. Smoke alarm. High level concealed electric trip switch fuse and meter box. Door leading to the dining room and door leading to:

### Living Room 14'6" (4.42m) Into Bay x 12'4" (3.76m)

Large walk in bay window to front with attractive shutters. Fireplace recess (potential to have a working chimney) with slate hearth and a floating wooden mantle above. Coved ceiling. Central ceiling rose. Radiator.

### Dining Room 12'5" (3.78m) x 11'7" (3.53m)

Window to rear. Radiator. Coved ceiling. Door leading to:

### Kitchen 13'7" (4.14m) x 8'3" (2.51m)

Window to side. Part glazed door leading out to the rear garden. Excellent range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tile splash backs above. Built in four electric hob with an electric oven below and extractor hood above. Wall mounted gas fired combination boiler that supplies the gas central heating and uPVC double glazing. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Space and plumbing for a washing machine. Space for a free standing fridge freezer. Tiled flooring. Radiator. Access to a useful under stairs storage cupboard.

## First Floor

### Half Landing

Obscure glazed window to side. Steps leading up to main landing. Coved ceiling. Doors leading to bedroom three and:

### WC

Window to side. Low level WC. Wall mounted wash hand basin with tiled splash backs above. Vinyl flooring. Coved ceiling.

### Bedroom 3 12'6" (3.81m) Into Bay x 8'6" (2.59m)

Walk in bay window to rear. Radiator. Coved ceiling.

### Landing

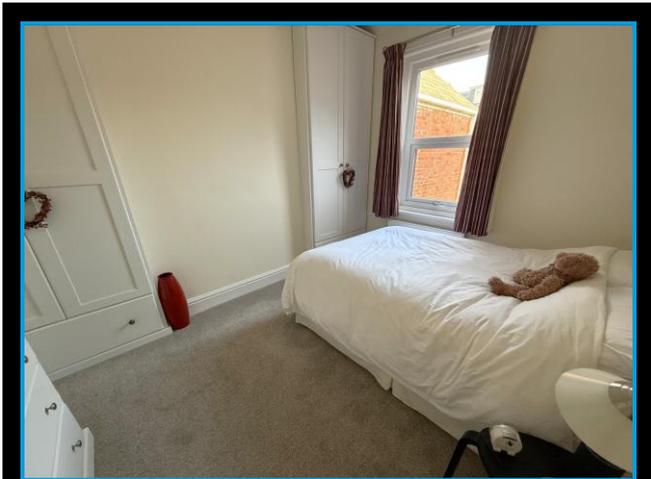
A good size area that access to an insulated loft space via a trapdoor and ladder that is part boarded. This loft could be utilised to provide further accommodation subject to the usual planning consents if required. Smoke alarm. Coved ceiling. Doors leading to a modern shower room, bedroom two and:

### Bedroom 1 14'6" (4.42m) x 10'3" (3.12m)

A fantastic bright and airy room that has a walk in bay window to front that enjoys stunning views of the Exe Estuary and the hills beyond. Radiator. Coved ceiling.

### Bedroom 2 11'8" (3.56m) x 8'10" (2.69m) To Wardrobe

Window to rear. Radiator. Coved ceiling. Built in double wardrobes to both sides of the chimney breast that incorporate hanging rails and storage drawers below.



### Shower Room

Window to front with attractive fitted shutters. Large walk in low profile shower that has a thermostatically controlled rainfall shower head and a separate shower attachment, splash screen and tile splash backs to ceiling height. Concealed cistern WC. Pedestal wash hand basin. Heated towel rail. Coved ceiling. Insect ceiling lights. Extractor fan. Vinyl flooring.

### Front Of Property

To the front of the property is a small area of garden that has a small shingled area of garden. Tiled pathway to the front entrance door and across the front of the property. Dwarf walled boundaries. Located a short walk from the front of the property, towards the top of Fair View Terrace is:

### Community Garden

A good size area of garden that is the joint responsibilities of the owners of properties on Fair View Terrace and incorporates seating areas and productive vegetable plots. Greenhouse.

### Rear Of Property / Parking

To the rear of the property is an area of garden that is laid to a hard standing and provides off road parking for 2 motor vehicles if required, accessed via the vehicular service lane to the rear. The remainder of the garden is then laid to an additional hard standing area and a level paved patio area. Outdoor lighting. Access to 2 x useful storage cupboards. Walled boundaries.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax band C.

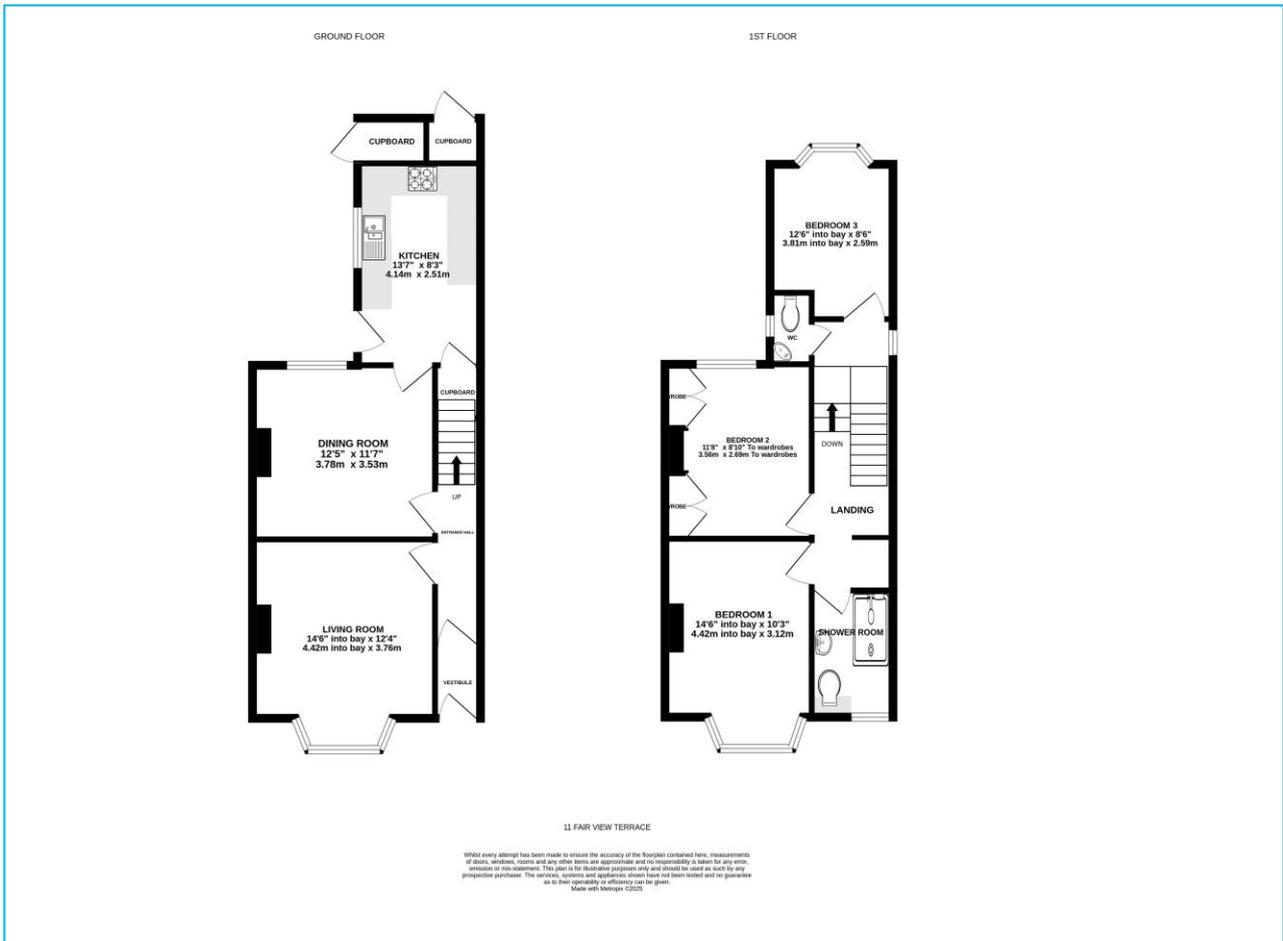
### Mortgage Assistance

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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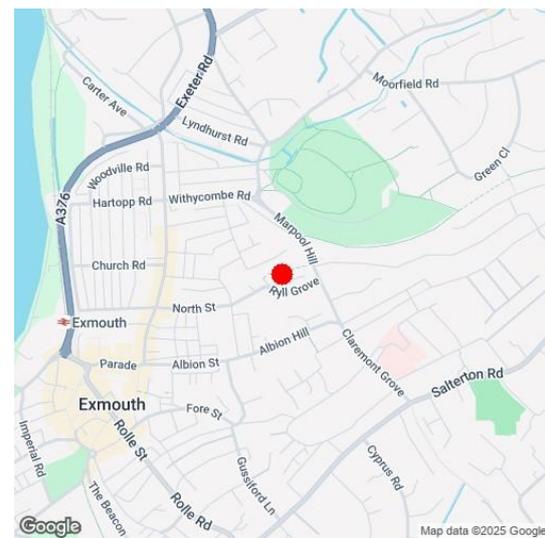




**Directions**

From our prominent Town Centre office, proceed down Rolle Street, past The Strand, and turn right into The Parade. Continue into Exeter Road turning right into North Street, just past The Library. Proceed over the crossroads into Ryll Grove. The rear of the property and parking can be found by heading straight ahead into the service lane. The front of the property can be found on foot, by bearing left walking up Fair View Terrace.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
69	84
England & Wales	
EU Directive 2002/91/EC	



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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.