

Guide Price £245,000

2 Potters Mews, 83 Fore Street, Exmouth, EX8 1HY



- 3 Bedroom Semi Detached House Built in 2014 • Energy Efficient House - Owned Solar Panels.
- Current Energy Rating B • Gas Centrally Heated and uPVC Double Glazed • Open Plan Living / Dining / Kitchen • Ground Floor WC • Bathroom • Enclosed Garden To The Front • Heart Of Town Centre. NO ONWARD CHAIN



A pathway provides access to a front entrance door that leads to:

Ground Floor

Open Plan Living / Dining / Kitchen 20'3" (6.17m) x 18'8" (5.69m)

Living / Dining Area Room

Window to front. Staircase rising to the first floor. Two radiators. Inset ceiling lights. Smoke alarm. Wall mounted thermostat. Ample space for living area and the dining table and chairs.

Kitchen Area

Range of floor standing and wall mounted cupboard and drawer storage units with roll edge work surfaces and tiled splash backs above. Built in four ring electric hob with an electric oven below and chimney style filter hood above. Inset stainless steel one and a half bowl sink with a single drainer unit to the side and a mixer tap above. Space and plumbing for a washing machine. Space for a free standing fridge freezer. Vinyl flooring.

From this room there is a door leading to:

Cloakroom

Obscure glazed window to front. Low level WC. Wash hand basin with a storage cupboard beneath. Wall mounted gas fired combination boiler. Cupboard that conceals a high level electric trip switch fuse box. Further cupboard below that conceals solar panel box.

First Floor

Landing

Velux window to rear. Access to an insulated loft space. Smoke alarm. Doors leading to all rooms, including:

Bedroom 1 11'9" (3.58m) Max x 10'3" (3.12m) Max

Window to front. Radiator.

Bedroom 2 10'2" (3.1m) x 8'1" (2.46m)

Window to front. Radiator.

Bedroom 3 9'7" (2.92m) Max x 6'9" (2.06m) Max

L shaped room. Window to rear. Radiator.

Bathroom

Obscure glazed window to rear. Fitted white suite comprising of a panelled bath that has a splash back to ceiling height, shower attachment above the bath and a splash screen. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Wall mounted mirrored cupboard.

Externally

Front Of Property

Enclosed level garden area that is predominantly laid to shingle with a shrub bed to one side. Outside meter boxes. Outside water tap and lighting. The property is approached via a paved shared pathway.



Tenure

The property is FREEHOLD

Services

All mains services are connected. Owned solar panels. 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

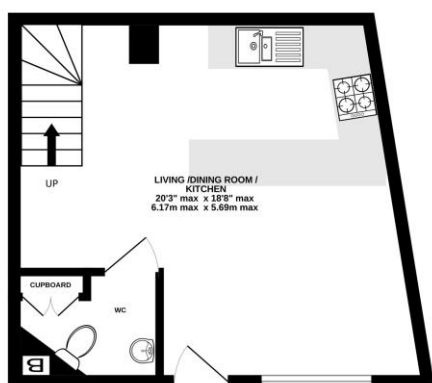
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

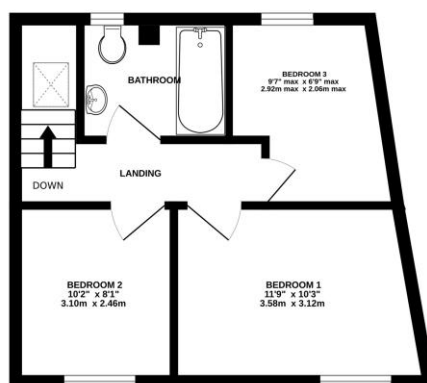
Agents Notes

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

GROUND FLOOR



1ST FLOOR



2 POTTERS MEWS, 83 FORE STREET

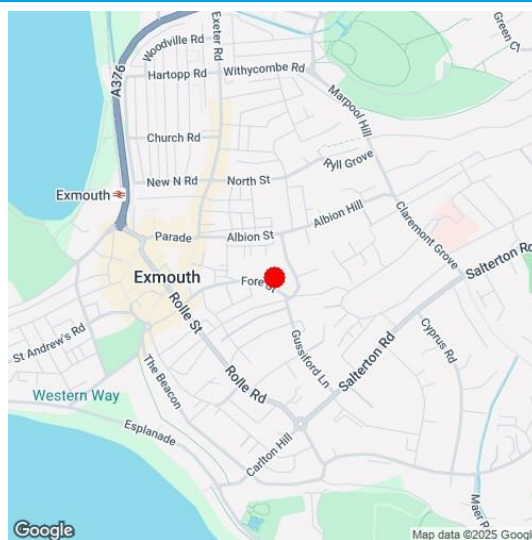
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Directions

From our prominent town centre office, turn right and head along Church Street and continue into Fore Street. The property can be found, on the left hand side, just past Sandford Court

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher 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.