

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £325,000**

**2 Weighbridge Mews, South Street, Exmouth, EX8 2FB**



- 3 Double Bedroom Townhouse Constructed In 2015 • In The Heart Of The Town Centre
- Gas Central Heating & Double Glazing • GF: Cloakroom, Living Room, Kitchen / Dining Room
- FF: 2 Bedrooms, En - Suite & Bathroom • SF: Dual Aspect Bedroom • Level, Enclosed Rear Garden • Walking Distance To Seafront, Marina & Train Station





## Ground Floor

Composite front entrance door, with spyhole and outside lighting and electric meter box, leading to:

### Entrance Hall

Stair case rising to first floor. Radiator. High level electric trip switch fuse box. Smoke alarm. Door leading to:

### Living Room 14'11" (4.55m) x 9'10" (3m)

Dual aspect having double glazed Sash windows to front and side, with window shutters. Radiator. Door leading to:

### Kitchen / Dining Room 14'10" (4.52m) x 13'2" (4.01m)

uPVC double glazed French doors leading to rear garden with windows to either side. Good range of modern fitted cupboard and drawer storage units with heat resistant work surfaces and ceramic splash back's. Composite one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with double electric oven below and filter hood above. Space and plumbing for dishwasher and washing machine. Further space for freestanding fridge/freezer etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Wooden flooring. Door leading to:

### Cloakroom

Modern white suite comprising low level WC and wall mounted wash hand basin. Tiled splash backs. Wooden flooring.

## First Floor

### Landing

Stair case rising to second floor. Smoke alarm. Doors leading to 2 bedrooms and bathroom.

### Bedroom 1 13'4" (4.06m) x 9'10" (3m) Max

Double glazed Sash window to rear. Radiator. Door leading to:

### En - Suite

Modern white suite comprising corner shower cubicle with thermostatically controlled shower unit and splash screen doors. Low level WC. Pedestal wash hand basin. Fully tiled walls. Shaver light and socket. Heated towel rail. Extractor fan.

### Bedroom 2 13'4" (4.06m) x 7'4" (2.24m)

2 Sash windows to front with window shutters. Radiator.



## Second Floor

### Landing

Velux window to rear. Door leading to:

### Bedroom 3 16'7" (5.05m) x 9'5" (2.87m)

Dual aspect having window to front and 2 Velux windows to rear. Access to eaves storage. Radiator.

### Rear Garden

The property enjoys an enclosed and easy to maintain Courtyard style garden which has a patio area immediately adjacent the property being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to attractive Stone and further patio areas. Timber panelled fence boundaries. Outside lighting. 2 garden sheds. Rear pedestrian access via timber garden gate.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. 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

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 Note

These are draft particulars and are awaiting vendors verification

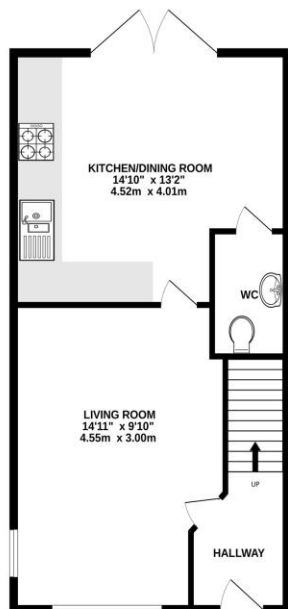


01395 222350

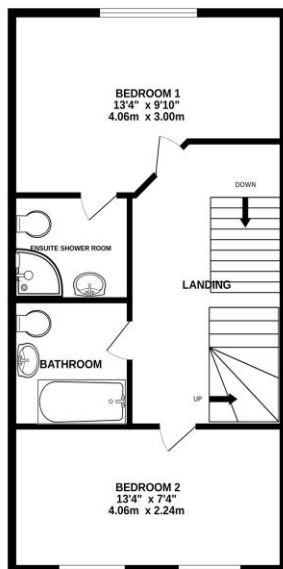
**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

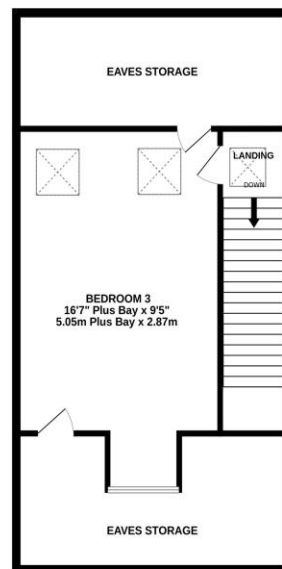
GROUND FLOOR



1ST FLOOR



2ND FLOOR




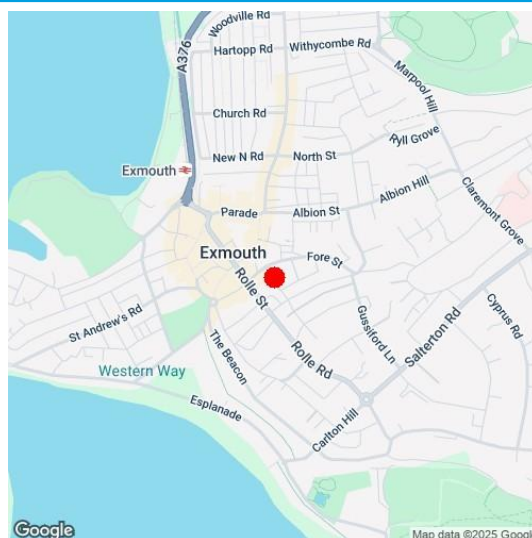
SOUTH STREET, EXMOUTH

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, on foot, turn right into South Street where the property will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			96
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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](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.

**LINKS**  
ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com