

01395 222350

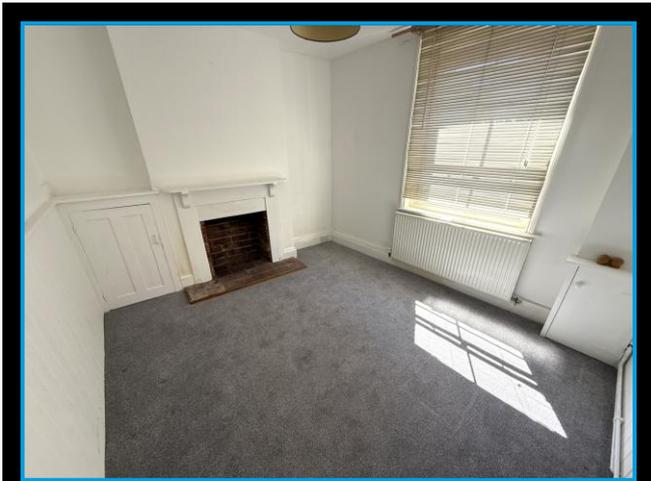
**LINKS**  
ESTATE AGENTS

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

**Guide Price £225,000**  
**6 King Street, Exmouth, EX8 2SZ**



- Town Centre Cottage • Walking Distance Of Town, Train Station & Seafront • Gas Central Heating From Combi Boiler • 2 Reception Rooms, Kitchen • 2 Double Bedrooms, Bathroom • Useful Attic Room • Private Courtyard Garden • NO ONWARD CHAIN



## Accommodation

### Ground Floor

Step up to sealed unit double glazed front entrance door leading to:

#### Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted electric meter and switch fuse box. Smoke alarm. Doors leading to dining room and:

#### Sitting Room 11'8" (3.56m) x 9'9" (2.97m)

Sash window to front. Fireplace feature. Storage cupboard to chimney breast. Gas meter.

#### Dining Room 13'5" (4.09m) x 10'2" (3.1m)

Sash window to rear. Brick fireplace feature. 2 Radiators. Useful under the stairs storage cupboard. Door leading to:

#### Kitchen 10'7" (3.23m) x 6'10" (2.08m)

Sealed unit double glazed external door leading to the Courtyard and sash window overlooking rear Courtyard. Range of cupboard and drawer storage units with roll edged work surfaces. Composite one and a half bowl sink with single drain units and mixer tap. Electric cooker. Space and plumbing for washing machine and dishwasher. Further space for freestanding fridge / freezer etc. Radiator.

### First Floor

#### Half Landing

Staircase rising to landing. Smoke alarm. Door leading to bathroom.

#### Landing

Staircase rising to second floor with useful under stairs storage cupboard. Doors leading to:

#### Bedroom 1 14'7" (4.45m) Max x 9'11" (3.02m)

Sash window to front. Radiator.

#### Bedroom 2 10'6" (3.2m) x 10'4" (3.15m)

Sash window to rear. Cast iron ornate fireplace feature. Radiator.

#### Bathroom 10'9" (3.28m) x 7'2" (2.18m)

Sash window to side. White suite comprising panelled bath with electric shower unit over and splashback's to ceiling height, low level WC and pedestal wash hand basin. Cast iron ornate fireplace feature. Radiator. Extractor fan. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water.

### Second Floor

#### Landing

Velux window to rear. Access to eaves storage. Door leading to:

#### Attic Room 11'2" (3.4m) Max x 10'1" (3.07m) Max

Velux window to rear. Access to Eaves storage space. Radiator.

### Externally

There is an enclosed and private Courtyard garden to the rear with brick wall boundaries, useful garden shed and front pedestrian access to side of property via timber garden gate.

### Parking

The property is located in an area that has the benefit of a residential parking scheme - with permits available to purchase via EDDC. There are also public car parks close by





### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band B

### Mortgage Assistance

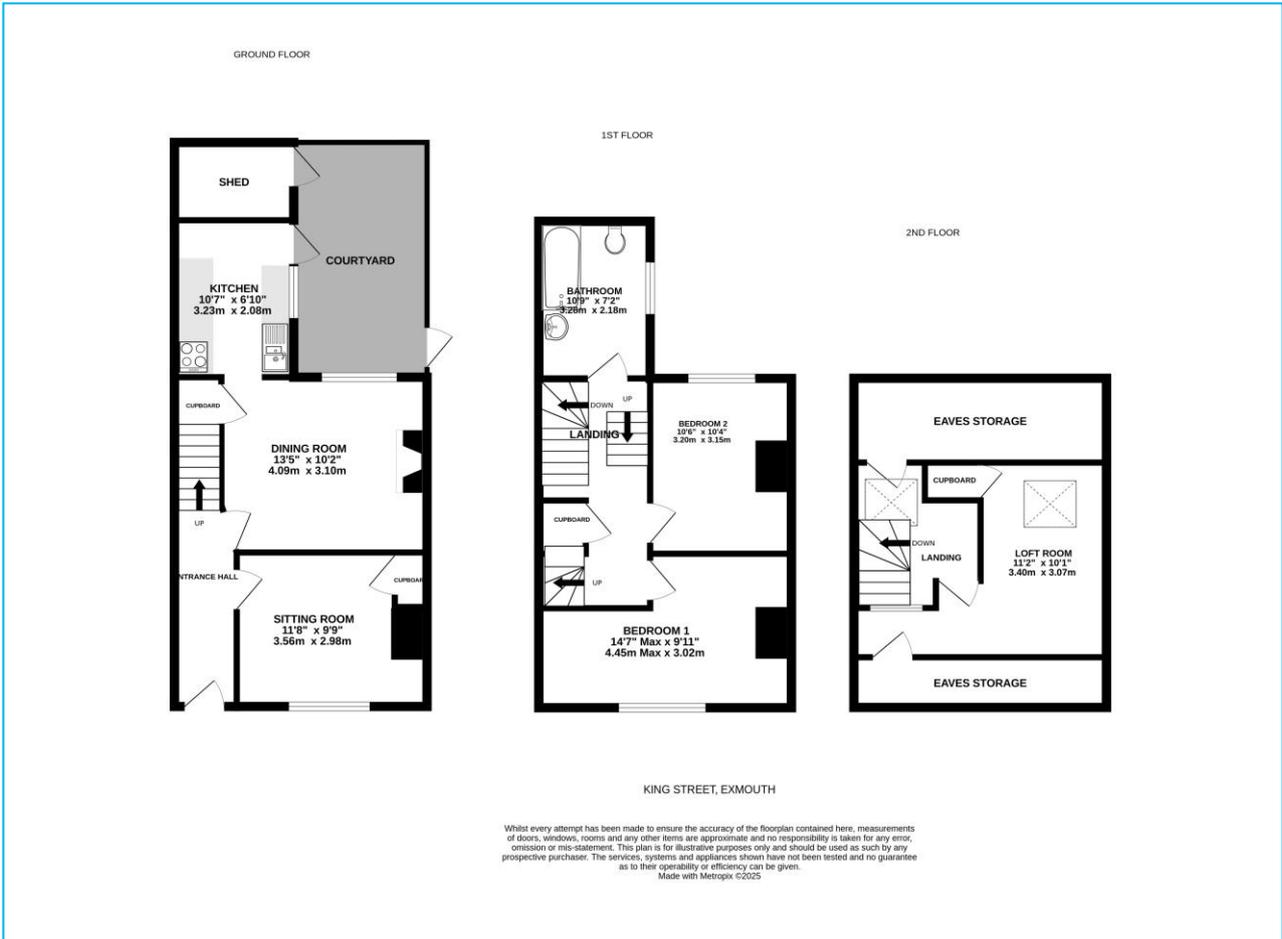
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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### Agents Note

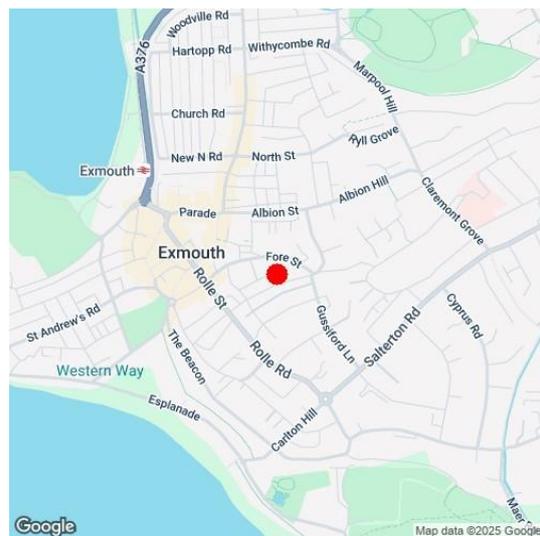
These are draft particulars and are awaiting vendors verification



**Directions**

From our prominent town centre office, turn right and head along Church Street and into Fore Street. Take the 3rd turning on the right hand side into King Street, where the property will be found at the end of the road on the left hand side.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-100) <b>A</b>	
(81-91) <b>B</b>	
(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	
42	82
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.