Guide Price £230,000
20 Charles Street, Exmouth, EX8 1LW

• Well Presented 3 Storey, 3 Bedroom House • Walking Distance Of Town Centre, Train Station & Seafront • Gas Central Heating & uPVc Double Glazing • Ground Floor: Open Plan Living Room / Kitchen, Shower Room • First Floor: 2 Bedrooms • Second Floor: Dual Aspect Bedroom, Distant Estuary Views • Courtyard To Rear • Residents Parking Within Street

Accommodation

Ground Floor

Step up to composite front entrance door leading to:

Open Plan Living Room / Kitchen 19'5" (5.92m) x 13'1" (3.99m)

Dual aspects having uPVC double glazed window to front and rear. Good range of cupboard and drawer storage units with roll edged work surfaces, matching breakfast bar and ceramic tiled splashback`s. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Cupboard housing the electric meter and trip switch fuse box. Staircase rising to first floor with useful under stairs storage area which includes the gas meter. 2 radiators. Door leading to:

Rear Hall

uPVC double glazed external door to side that leads to the rear Courtyard garden. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

Shower Room

Obscure uPVC double glazed window to rear. Modern fitted white suite of double shower tray with splash green door and thermostatically controlled shower unit including rainfall Waterhead. Low level WC. Vanity wash hand basin. Heated towel rail. Fully tiled walls and floor. Extractor fan. Fitted wall mirror including shaver socket and light.

First Floor

Landing

Staircase rising to second floor. Doors leading to:

Bedroom 1 13'1" (3.99m) x 10'0" (3.05m)

uPVC double glaze window to front. Radiator.

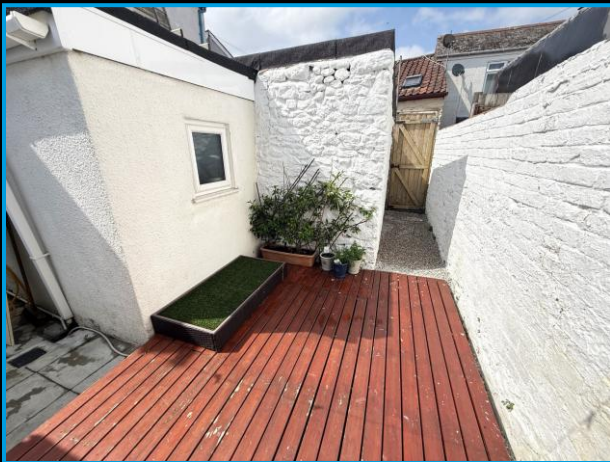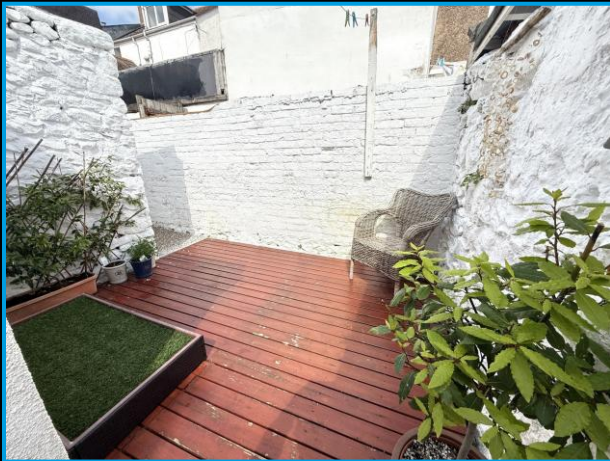### Bedroom 2 9'1" (2.77m) x 8'7" (2.62m)

uPVC double glazed window to rear. Radiator. Fitted cupboard and shelving to either chimney recess.

Second Floor

Door leading to:

Bedroom 3 11'8" (3.56m) x 13'1" (3.99m) Plus Recess

Dual aspect having uPVC double glazez window to front that gains Exe Estuary and Haldon Hill views, with skylight windows to front and rear. Radiator.

Externally

The property enjoys an enclosed and easy to maintain Courtyard garden, which has ease of maintenance in mind, being laid to a mixture of patio and timber decking providing an ideal space for outdoor dining and sitting during the fine weather. Wall boundaries. Front pedestrian access to side of property via timber garden gate. Outside water tap.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band B
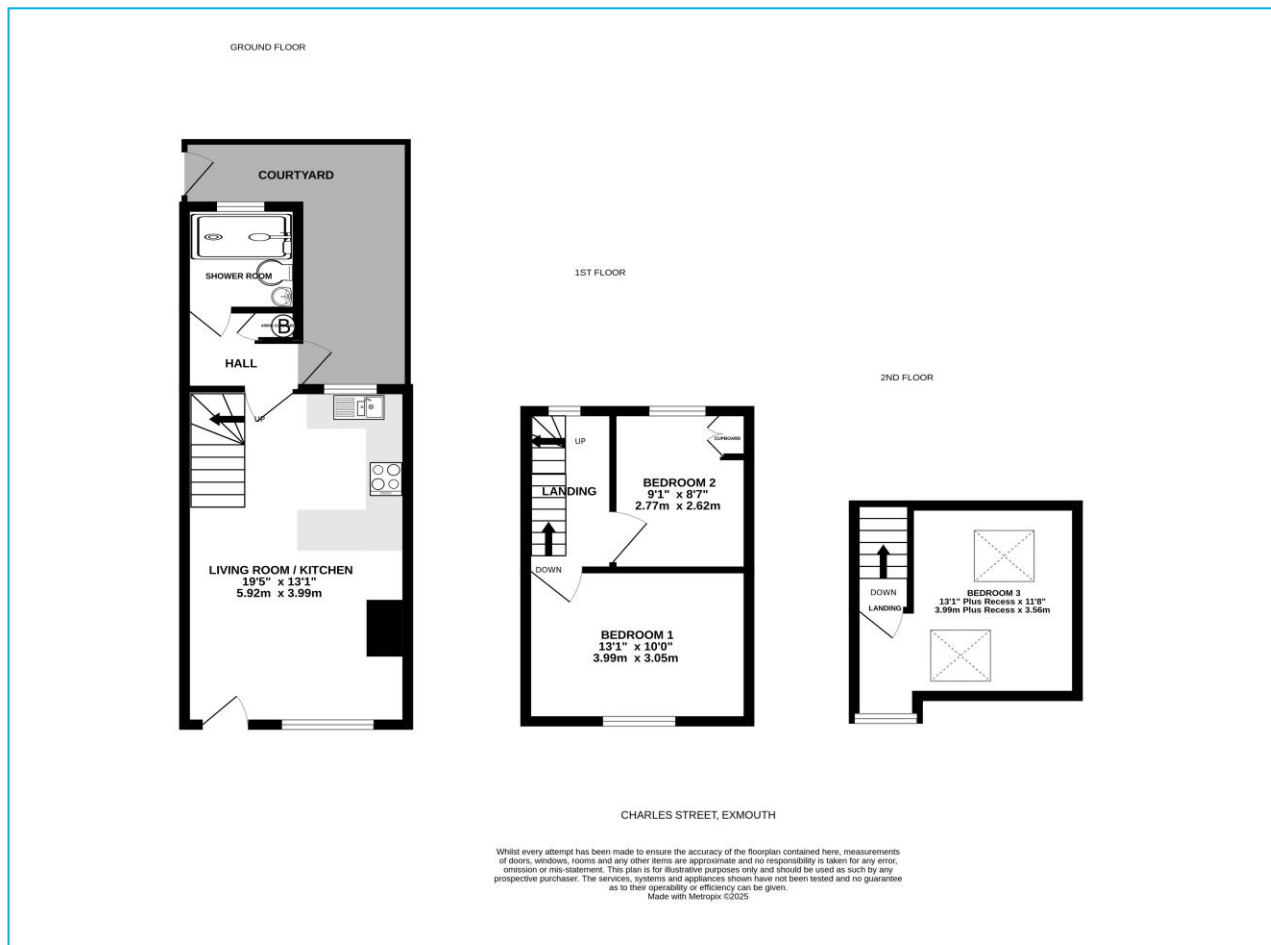
Mortgage Assistance

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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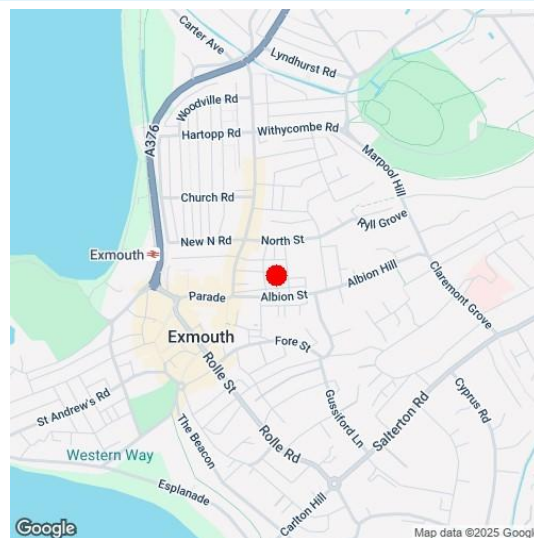
Agents Note

These are draft particulars and are awaiting vendors verification

GROUND FLOOR

COURTYARD

SHOWER ROOM

HALL

B

LIVING ROOM / KITCHEN
19'5" x 13'1"
5.92m x 3.99m

1ST FLOOR

UP

LANDING

DOWN

BEDROOM 2
9'1" x 8'7"
2.77m x 2.62m

BEDROOM 1
13'1" x 10'0"
3.99m x 3.05m

2ND FLOOR

CUPBOARD

DOWN

LANDING

BEDROOM 3
13'1" Plus Recess x 11'8"
3.99m Plus Recess x 3.56m

CHARLES 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.
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Directions

From our prominent Town Centre office, on foot, proceed through the Magnolia shopping centre. Turn right into Albion Street and second left into Charles Street. The property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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