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**LINKS**  
ESTATE AGENTS

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**Guide Price £254,000**

**128 Withycombe Village Road, Exmouth, EX8 3AN**



- Modern 2 Double Bedroom House Built In 2012 • Energy Efficient Property. Constructed To A High Standard
- Gas Centrally Heated & uPVC Double Glazed • Entrance Hall, Downstairs WC & Open Plan Living/Dining Room
- Modern Kitchen With Oven, Hob & Hood • Modern 4 Piece Bathroom With Separate Shower Cubicle
- Enclosed & Southerly Facing Rear Garden • Off Road Parking. Close To Schools & Amenities.





Links Estate Agents are pleased to be able to offer to the market for the first time since it was constructed at the end 2012, this 2 bedroom, end of terrace energy efficient property. Finished to a high standard and having been kept in immaculate condition, this property, that is located in an ideal position for schools and amenities, offers modern accommodation throughout, including a good quality kitchen and well planned bathroom. The accommodation comprises of:

A paved pathway leading to the modern front entrance door, with an inset satin glazed window, beneath a pitched storm canopy, leading to:

## Ground Floor

### Entrance Hall

Laminate flooring. Wall mounted thermostat control. Wall mounted coat hook. Open to the living/dining room and large opening leading to:

### Kitchen 10'5" (3.18m) x 7'7" (2.31m)

Window to front. Good range of modern fitted floor and wall mounted cupboard and drawer storage units with soft close cupboard and drawers, roll edged work surfaces and matching upstands. Inset stainless steel single sink and drainer unit with a mixer tap above. Built - in 4 ring electric hob with a glass splash back and extractor hood above and an electric oven below. Space and plumbing for a washing machine and a dishwasher. Space for a freestanding fridge/freezer. Wall mounted, gas fired combi boiler supplying the gas central heating and domestic hot water. Engineered wood flooring.

### Living/Dining Room 19'10" (6.05m) x 10'6" (3.2m)

Staircase rising to the first floor. Lovely room with sliding patio doors to rear allowing for a lot of natural light and giving access to the rear, southerly facing, rear garden. TV point. Radiator. Telephone point. Useful under stairs storage recess. Ample space for a table and chairs. Smoke alarm. Door to:

### Cloakroom

Modern fitted white suite comprising of a low level WC. Wash hand basin. Extractor fan.

## First Floor

### Landing

Access to insulated loft space via a trapdoor and ladder. Useful storage cupboard with slatted shelving. Radiator. Smoke alarm. Doors to all rooms including:

### Bedroom 1 12'6" (3.81m) x 10'3" (3.12m)

Window to front. Radiator. TV point.

### Bedroom 2 10'5" (3.18m) x 7'11" (2.41m) Plus Recess

Window to rear. Radiator.





### Bathroom

Excellent use of space that has a modern fitted, 4 piece white suite comprising of a panelled bath with splash backs above. Walk in shower quadrant with splash screen doors, thermostatically controlled shower and tiled splash backs. Low level WC. Pedestal wash hand basin. Heated towel rail. Laminate, tile effect flooring. Extractor fan.

### Externally

To the front of the property is a extremely useful, block paved driveway that provides off road parking for a motor vehicle. Outside meter boxes. Small shingled area.

### Rear Garden

To the rear of the property is an enclosed and south facing garden that has ease of maintenance in mind, being laid predominately to decking which helps to provide areas to take advantage of the sun during finer weather. Shrub beds providing year round interest and colour. Timber panelled fence boundaries to either side. 2 x Timber built storage sheds. Outside lighting and power points.

### Tenure

The property is FREEHOLD

### Services

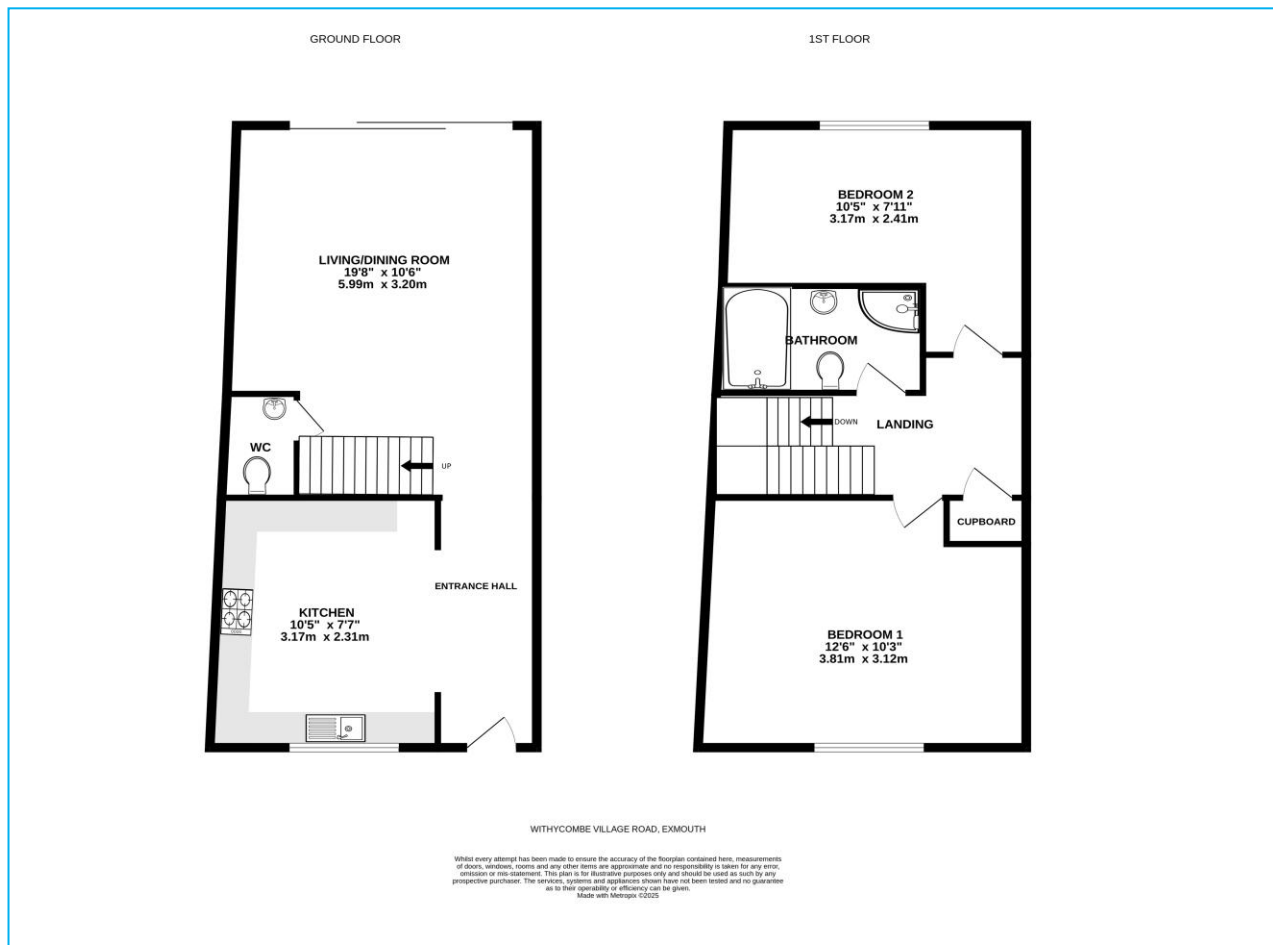
All mains services are connected. Council Tax Band B. The property is on a water meter.

### 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

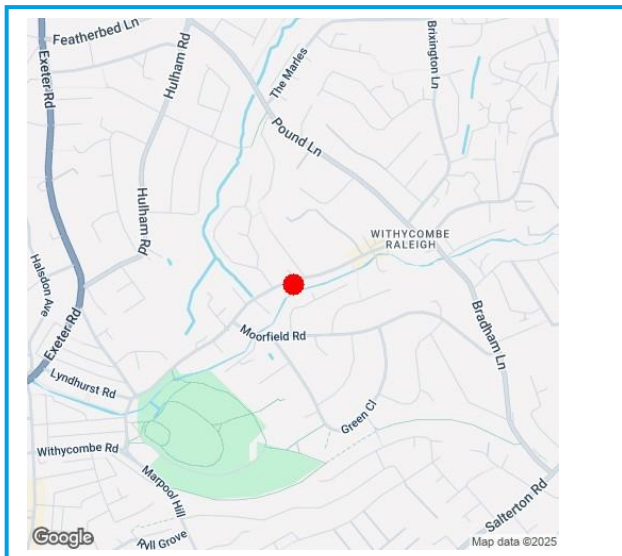
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### Directions

From our prominent town centre office, turn right down Rolle Street and take a right hand turning at the roundabout into the parade. Continue into Exeter Road and take a right hand turning into Withycombe Road and continue until the roundabout. Turn left at the roundabout and then right at the next mini roundabout into Withycombe Village Road. Continue along this road where 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		
(92-100) <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		
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.