

01395 222350

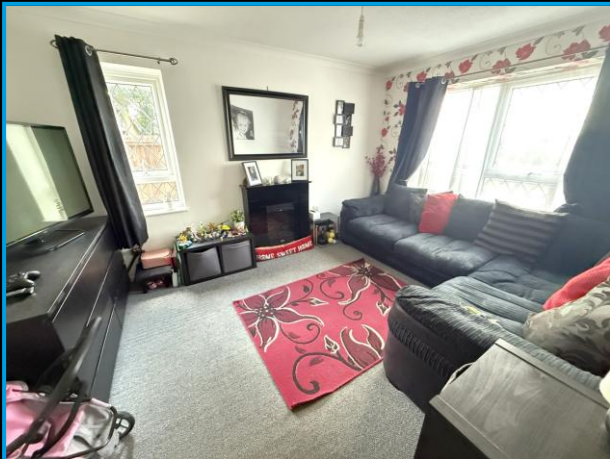
LINKS
ESTATE AGENTS

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Guide Price £229,950
2 Wade Close, Exmouth, EX8 4RX



- End Of Terrace Modern House • Gas Central Heating & uPVC Double Glazing • Dual Aspect Living Room • Kitchen / Dining Room • 2 Double Bedrooms, Bathroom • Enclosed Corner Plot Gardens • Ample On Street Parking • No Onward Chain



Ground Floor

Step up to double glazed front entrance door, with outside lighting and beneath storm canopy, leading to:

Entrance Hall

Stair case rising to first floor with useful under stairs storage cupboard. Radiator. Telephone point. Wall mounted electric trip switch fuse box. Smoke alarm. Doors leading to kitchen / dining room and:

Living Room 13'8" (4.17m) x 10'2" (3.1m)

Dual aspect having window to side and window to front with an open outlook. Fitted coal effect electric fire.. Radiator. Coved ceiling.

Kitchen / Dining Room 16'7" (5.05m) x 7'5" (2.26m)

Double glazed external door leading to rear garden, window adjacent and further window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash backs. Stainless steel one and a half bowl sink and single drainer unit with mixer tap. Built - in 4 ring gas hob with filter hood above and eye level electric oven to side. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. Radiator. Concealed gas fired combi boiler supplying the central heating and domestic hot water. Laminate flooring.

First Floor

Landing

Access to insulated and part boarded loft space via trapdoor with ladder. Airing cupboard housing the hot water tank with slatted shelving. Smoke alarm. Doors leading to:

Bedroom 1 16'7" (5.05m) x 8'10" (2.69m)

2 windows to front with views over Exmouth and of the Exe Estuary and Haldon Hills. Radiator.

Bedroom 2 12'5" (3.78m) x 10'2" (3.1m) Max

Window to rear. Radiator.

Bathroom

Obscure glazed window to rear. White suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Radiator.

Externally

There is an easy to maintain Front Garden that is laid to shingle with a low timber fenced boundary. Outside gas meter box. Useful brick built storage shed. Pathway leading to the front entrance door.

Rear Garden

There is a good sized and enclosed corner plot Rear Garden that has a large patio area immediately adjacent to the property, being ideal for outdoor dining and sitting during the fine weather. The remainder is then laid to lawn with timber fenced boundaries and a evergreen screen to 1 side. Outside water tap. Front and rear pedestrian access via timber garden gates.

Tenure

The property is FREEHOLD

Services

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

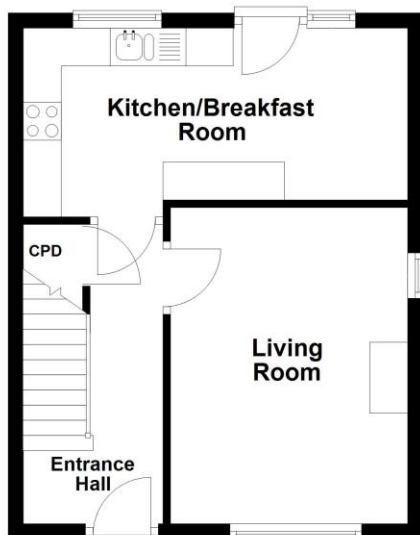
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Agents Note

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

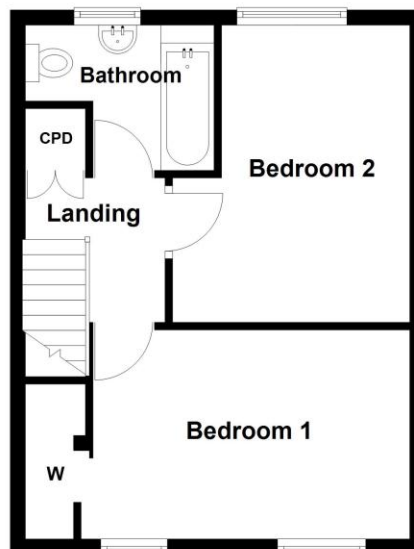
Ground Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)

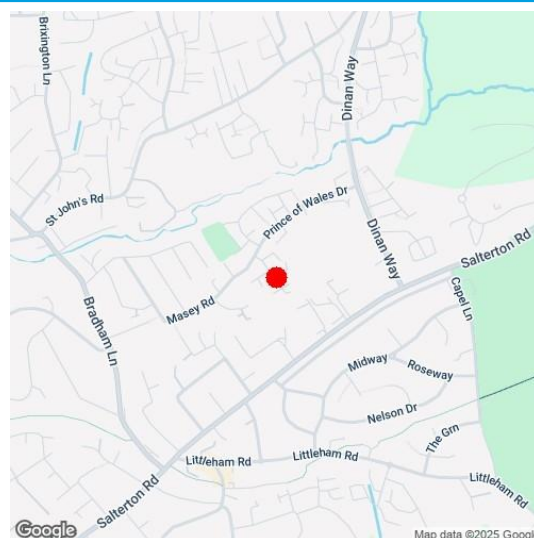
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk
 Plan produced using PlanUp.

2 Wade Close, EXMOUTH

Directions

From our prominent town centre office turn right up Rolle Street and turn left at the roundabout along Salterton Road. At Littleham Cross traffic lights turn left down Bradham Lane. Turn right into Holland Road and the 2nd right into Masey Road and continue along into Prince Of Wales Drive, and take a right hand turning into Heard Avenue. The property will be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		41
(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.