

01395 222350

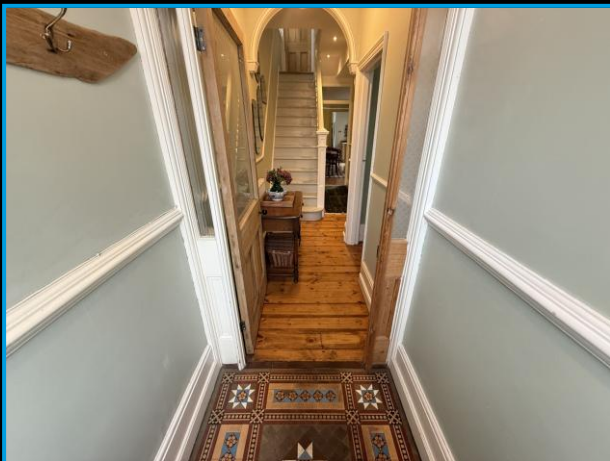
LINKS
ESTATE AGENTS

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Guide Price £375,000
60 Waverley Road, Exmouth, EX8 3HJ



- Spacious 3 - 4 Bedroom, Bay Fronted Terraced House
- Level Walk To Town, Train Station, Schools & Seafront
- Gas Central Heating & Double Glazing
- Sitting Room, Living Room / Bedroom 4
- Kitchen & Dining Room
- 3 First Floor Bedrooms, Bathroom & Shower Room
- Southerly Facing Courtyard Garden
- Detached Garage To Rear



Accommodation

Ground Floor

Step up to composite front entrance door leading to:

Entrance Porch

Attractive tiled flooring. Dado rail. Half obscure glazed wooden door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboards. Radiator. Stripped, sealed and exposed floorboards. Wall mounted central heating thermostat. Smoke alarm. Cupboard housing the electric meter and fuse box. Inset ceiling lights. Doors leading to living room / bedroom 4, dining room and:

Sitting Room 14'10" (4.52m) Into Bay x 12'6" (3.81m)

Walk - in bay window to front with double glazed Sash windows. Focal point of fitted log burner, within a fireplace, having a slate hearth with a tiled back and wooden mantle over. Radiator. Stripped, sealed and exposed floorboards. Picture rail. Ornate ceiling coving. Radiator.

Living Room / Bedroom 4 16'0" (4.88m) Max x 10'9" (3.28m) Max

uPVC double glaze French doors leading to rear Courtyard garden. Stripped, sealed and exposed floorboards. Useful slatted shelved storage cupboard. Radiator. Picture rail. Ornate ceiling coving.

Dining Room 13'0" (3.96m) x 10'4" (3.15m)

uPVC double glazed window to side. Under stairs storage cupboard. Radiator. Stripped, sealed and exposed floorboards. Picture rail. Step down to:

Kitchen 12'1" (3.68m) x 10'9" (3.28m)

Dual aspect having uPVC double glazed windows to rear and side. Range of Oak cupboard and drawer storage units with Solid Oak work surfaces and matching up stands. Ceramic one and a half bowl sink with single drainer unit and mixer tap. The Range style cooker in situ is available via separate negotiation, filter hood above. Integrated fridge and freezer. Space and plumbing for dishwasher and washing machine. Further space for tumble dryer etc. Walk in pantry. Wall mounted, gas fired, Combi boiler supplying the central heating and domestic hot water. Tiled flooring with under floor heating. uPVC double glazed external door to side leading to rear Courtyard garden.

First Floor

Half Landing

Obscure uPVC double glazed window to side. Stairs rising to landing. Doors leading to bedroom 3 and bathroom.

Landing

Access to insulated and part boarded loft space via trap door with ladder. Useful storage cupboards. Smoke alarm. Doors leading to bathroom and 2 bedrooms.

Bedroom 1 14'10" (4.52m) Into Bay x 11'2" (3.4m)

Walk - in bay window to front with double glazed Sash windows. Radiator. Picture rail.

Bedroom 2 11'8" (3.56m) x 10'8" (3.25m)

Double glazed Sash window to rear. Fitted double wardrobe. Radiator. Picture rail.



Bedroom 3 10'4" (3.15m) x 8'1" (2.46m) Into Bay

Walk - in bay window to rear with double glazed Sash windows. Radiator.

Bathroom

Obscure double glazed Sash window to front. White suite of panelled bath with mixer tap and shower attachment, tiling to picture rail height. Low level WC and pedestal wash hand basin. Heated towel rail. Picture rail. Extractor fan.

Shower Room

Obscure uPVC double glazed window to side. White suite of shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and wall mounted wash hand basin. Heated towel rail. Extractor fan.

Externally

There is a small enclosed Front Garden which is planted to provide year round interest and colour with a concrete pathway leading to the front entrance door. Low brick wall boundaries. Timber entrance gate.

Rear Courtyard Garden

Having ease of maintenance in mind, the rear garden is laid to a mixture of patio and timber decking, providing spaces for outdoor dining and sitting during the fine weather. The remainder is then planted to provide year round interest and colour. Brick wall boundaries. Outside water tap. Outside lighting. Log store. Rear pedestrian access to service lane via timber garden gate. Within the rear garden is:

Detached Garage 14'7" (4.45m) x 11'4" (3.45m)

Double opening wooden doors to front. Window to rear. Wooden personal door to side leading to Courtyard. Power and light connected.

Tenure

The property is FREEHOLD

Services

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

Mortgage Assistance

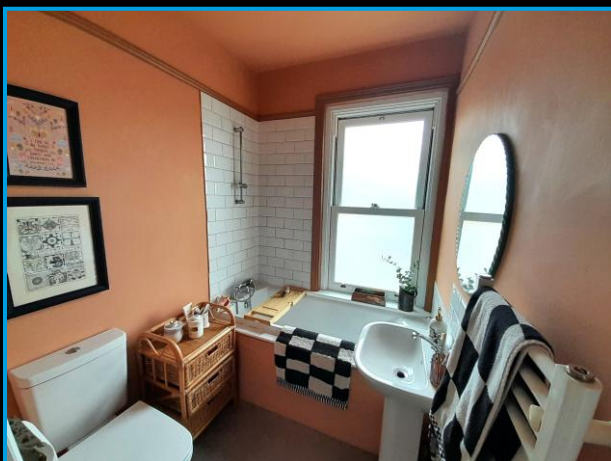
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

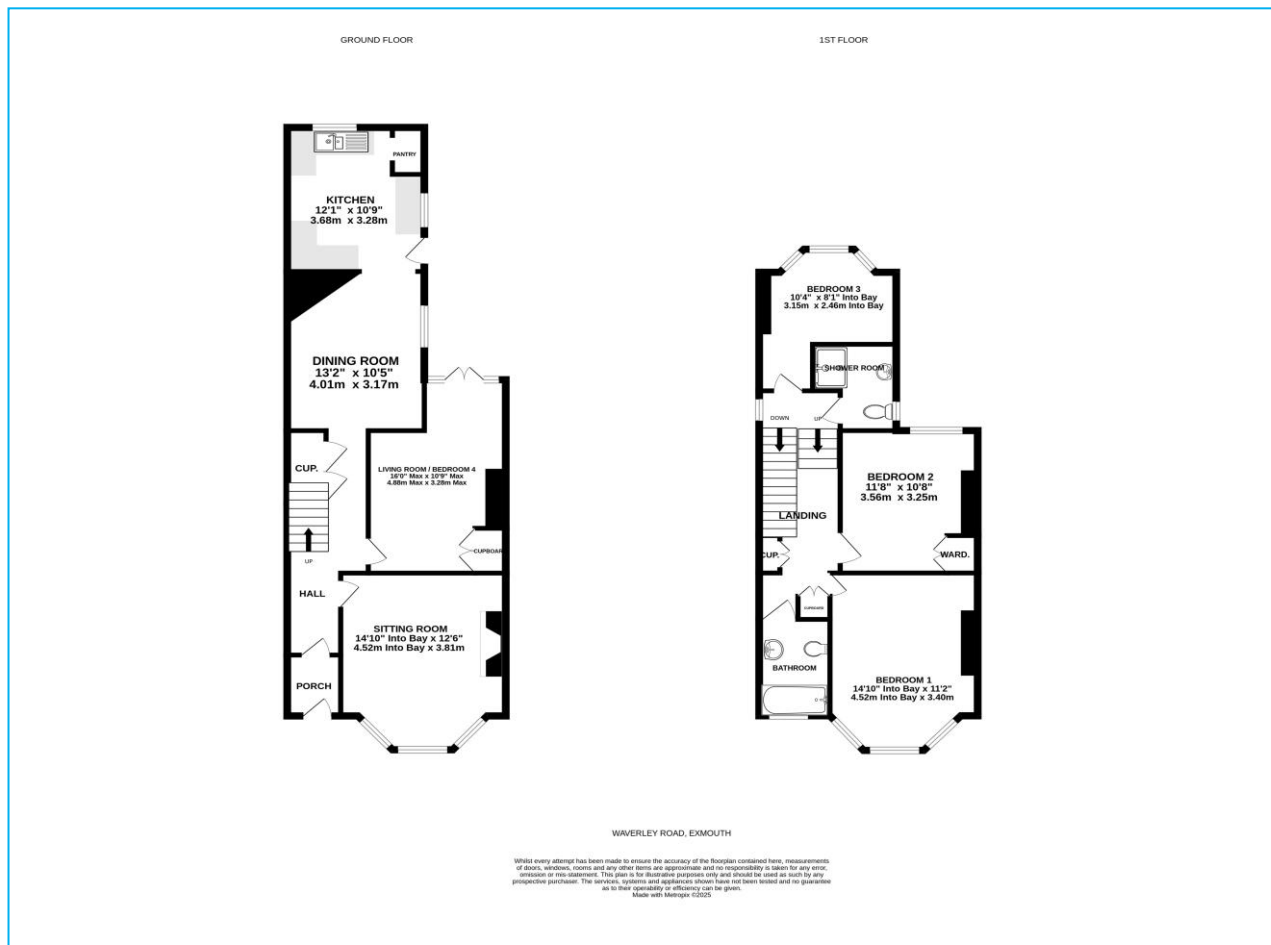
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification

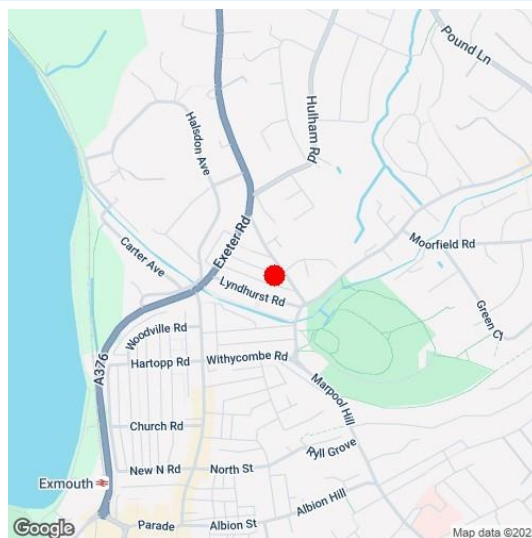




Directions

From our prominent Town Centre office, proceed down Rolle Street, passing The Strand gardens, turning left then right at the mini roundabouts, passing Exmouth Train Station into Marine Way. Proceed through the traffic lights, taking the second right into Waverley Road, where the property will be found towards the end of the road 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.