

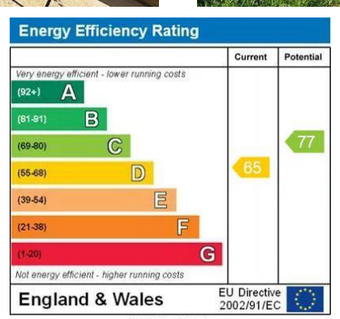












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7 Holly Walk, Exmouth, EX8 5PU

GUIDE PRICE
£229,950
TENURE Freehold



A Two Bedroom End-Terraced House Situated In A Popular Cul-De-Sac Location With Easy Reach Of Local Schools, Shops And Doctors Surgery With Sunny Aspect Rear Garden And 2 Allocated Parking Spaces Close-by. Offered For Sale With No Onward Chain.

Entrance Porch * Lounge / Dining Room * Modern Kitchen / Breakfast Room * Two Bedrooms * Bathroom / WC * Gas Central Heating Via Modern Boiler * Double Glazed Windows * Sunny Aspect Private Rear Garden * 2 Allocated Parking Spaces Located Nearby * Ideal First Time Purchase * No Onward Chain *

rightmove

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THE ACCOMMODATION COMPRISES: Steps rising to uPVC double glazed front door with obscure glass inset, outside courtesy, light giving access to:

ENTRANCE HALL: uPVC high level obscure double glazed window to side aspect; electric consumer unit; ceiling light; smoke detector; opening to:

LOUNGE/DINING ROOM: 5.13m x 3.63m (16'10" x 11'11") With uPVC double glazed window to front aspect and radiator beneath; power points, TV points; central ceiling light; alcove area ideal for dining table or study; thermostat control for central heating; access to generous understairs cupboard; door to:

KITCHEN: 3.61m x 2.21m (11'10" x 7'3") Modern fitted kitchen with base cupboard and drawer units; marble effect laminate worktop; inset stainless steel sink unit with mixer taps; matching wall units; electric cooker point; space for upright fridge freezer; plumbing for automatic washing machine; power points; wall mounted IDEAL gas boiler; power points; ceiling lights; tiled effect laminate flooring; uPVC double glazed window overlooking the rear aspect and further uPVC door opening on to the REAR GARDEN.

FIRST FLOOR LANDING: Stairs rising to first floor, access to loft space.

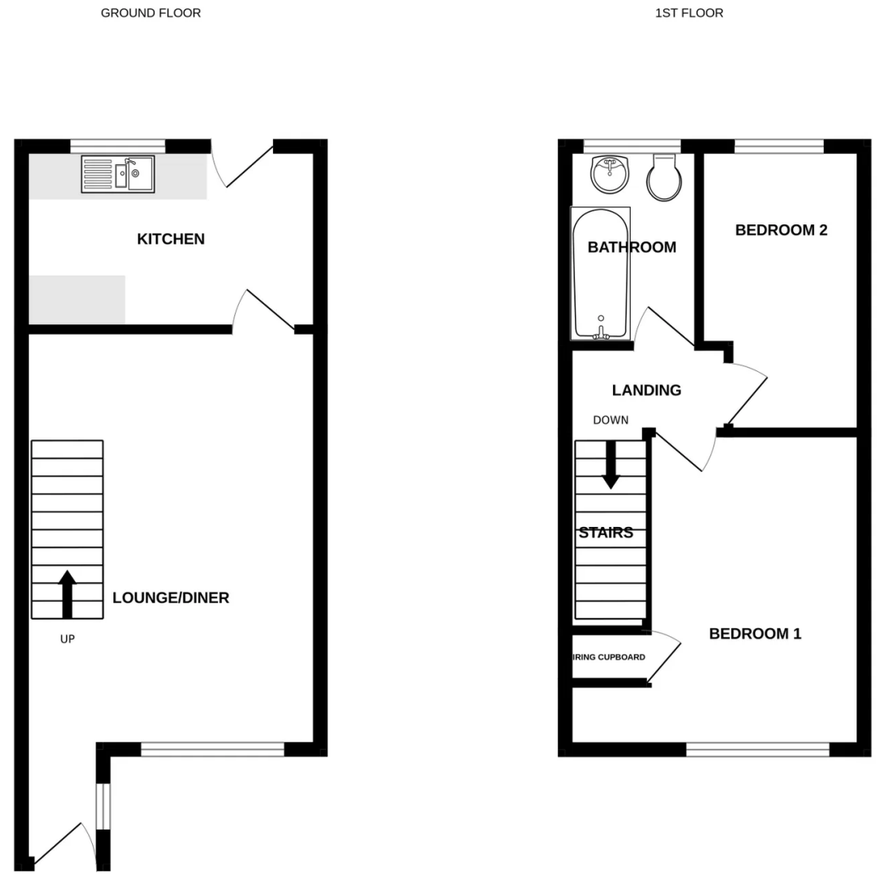
BEDROOM ONE: 3.91m x 2.64m (12'10" x 8'8") With uPVC double glazed window to the front aspect; airing cupboard housing hot water cylinder; radiator; central ceiling light; power points.

BEDROOM TWO: 3.45m x 2.08m (11'4" x 6'10") With uPVC double glazed window overlooking the rear garden; radiator; central ceiling light; power points.

BATHROOM/WC: 2.46m x 1.52m (8'1" x 5'0") Comprising of modern white suite with bath with shower and detachable hose; mixer taps, fixed shower screen; pedestal wash hand basin with mixer tap over; mirror fronted cabinet; WC with push button flush, fully tiled surrounds; radiator; obscure uPVC double glazed window to rear.

OUTSIDE: To the front of the property there is a generous decorative stone chipped area of garden which continues down the side of the property. The rear garden is secluded and is of a sunny aspect, enclosed with timber fencing. There is a lawned area and further patio paving ideal for outside entertaining. A timber gate gives side pedestrian access to the rear where there is a hardstanding parking area which has the potential to make in to a garage or store area. There is a further allocated parking space located at the front of the property.

FLOOR PLAN TO FOLLOW:



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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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.