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**LINKS**  
ESTATE AGENTS

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**Guide Price £350,000**  
**35 Waverley Road, Exmouth, EX8 3HL**



- Deceptively Spacious Bay Fronted 3 Bed Terraced House • Retaining Many Period Features • Gas Central Heating (Boiler Fitted December 2025) & Double Glazing • Dual Aspect Sitting Room With Fireplaces
- Dual Aspect Kitchen / Dining Room With Log Burner • 2 Double Bedrooms, Bedroom 3/ Study & Loft Room
- Modern Fitted 4 Piece Bathroom • Enclosed Rear Garden, Level Walk To Town & Train Station



## Accommodation

### Ground Floor

Step up to obscure uPVC double glazed front entrance door leading to:

### Entrance Porch

Attractive tiled flooring. Dado rail. Wooden door leading to:

### Entrance Hall

Staircase rising to first floor. Radiator. Wall mounted central heating thermostat. Exposed floorboards. Attractive arch. Wooden door leading to:

### Sitting Room 27'1" (8.26m) Into Bay x 13'0" (3.96m) Max

Dual aspect having uPVC double glazed wall - in bay window to front and uPVC double glazed window to rear. Attractive brick fireplace feature including heavy wooden mantle. Further fireplace feature with tiled hearth. 2 radiators. Ceiling coving. 2 ceiling roses.

### Kitchen / Dining Room 25'9" (7.85m) x 10'3" (3.12m)

Dual aspect having uPVC double glazed sliding patio doors leading to rear garden, uPVC double glazed window to side and obscure uPVC double glazed external door to side. Focal point of log burner on a Stone hearth. Range of Wooden storage units, shelving and wooden work surfaces. Double Belfast sink. The Belling cooker in situ is included in the sale. Space and plumbing for washing machine and slimline dishwasher. Further space for fridge and freezer etc. Radiator. Feature vaulted ceiling. Cupboard housing the gas fire Combi boiler that supplies the central heating and domestic hot water (fitted December 25).

## First Floor

### Half Landing

Stairs rising to landing. Obscure uPVC double glazed window to side. Wooden doors leading to cloakroom and bathroom

### Landing

Staircase rising to loft room. Useful linen storage cupboard. Wooden doors leading to:

### Bedroom 1 14'9" (4.5m) Into Bay x 11'5" (3.48m)

Walk - in uPVC double glazed bay window to front. Radiator. Exposed floorboards.

### Bedroom 2 11'5" (3.48m) x 10'6" (3.2m)

uPVC double glazed window to rear. Radiator. Exposed floorboards.

### Bathroom 10'0" (3.05m) x 9'5" (2.87m)

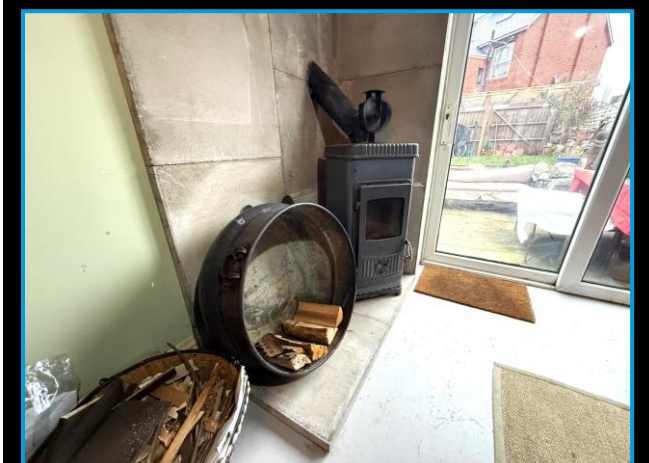
uPVC double glazed window to rear. 4 piece suite comprising freestanding Copper bath with mixer tap and shower attachment, double shower cubicle with thermostatically controlled shower unit, including Rainfall waterhead and tiling to ceiling height, high-level WC and pedestal wash hand basin. Exposed floorboards. Radiator/heated towel. Extractor fan. Access to loft storage area.

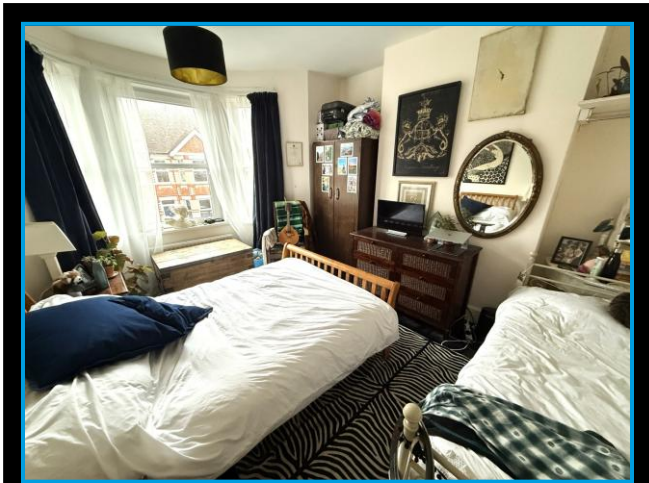
### Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC and wall mounted wash hand basin.

### Bedroom 3 / Study 8'7" (2.62m) x 4'10" (1.47m)

Obscure uPVC double glazed window to front. Radiator. We understand this room was a bathroom and still has capped off plumbing available.





## Second Floor

### Loft Room 21'4" (6.5m) Max x 17'1" (5.21m) Max

2 double glazed skylight windows to front. Boarded floor.

### Externally

There is a level, enclosed and easy to maintain Front Garden, laid to Stone chippings with brick wall boundaries. Gas meter box.

### Parking

There is on street parking to the front of the property

### Rear Garden

The property has an enclosed Rear Garden consisting of a patio area immediately adjacent the property and further patio area to rear below a Pergola. The remainder is then laid to lawn. Brick wall boundaries to either side and timber fenced boundary to rear. Outside water tap. Rear pedestrian access via timber garden.

### Tenure

The property is FREEHOLD

### Services

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

### Mortgage Assistance

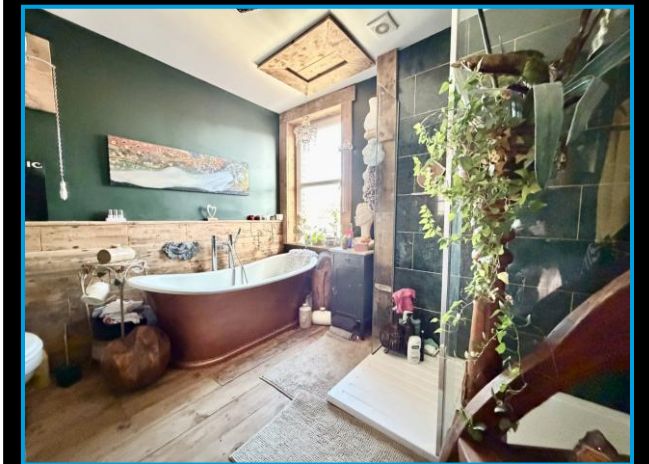
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

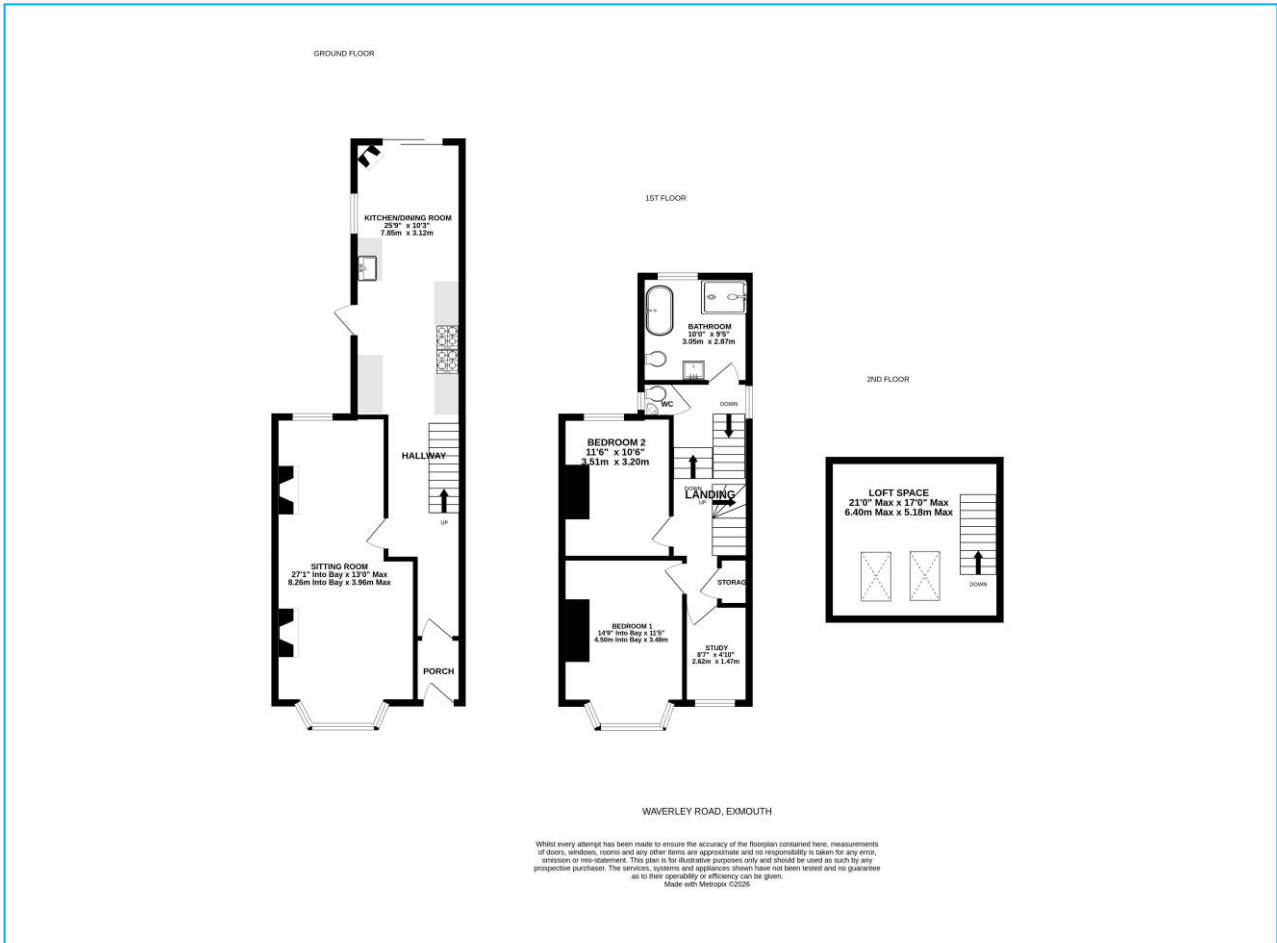
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Note

These are draft particulars and are awaiting vendors verification

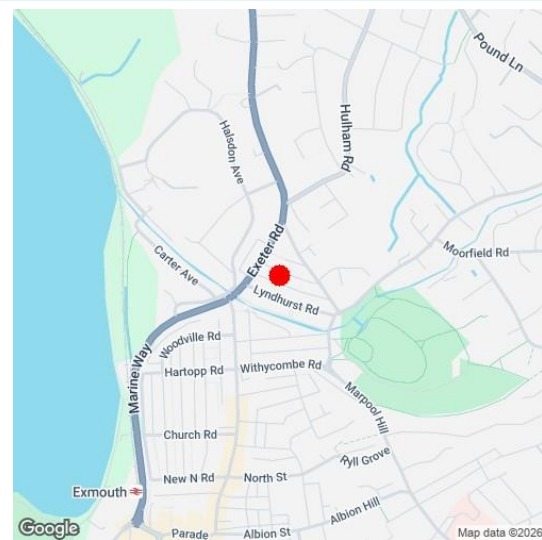




**Directions**

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 on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
A (87-92)	83
B (81-86)	
C (65-80)	
D (55-64)	
E (35-54)	
F (21-54)	
G (1-20)	62
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.