

01395 222350

**LINKS**  
ESTATE AGENTS

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www.linksestateagents.co.uk

**Offers in Excess of £230,000**  
**156 Withycombe Village Road, Exmouth, EX8 3BA**



- Terraced House Offering Flexible Living Accommodation
- Level Walk To Withycombe Amenities & Town
- uPVC Double Glazing
- Sitting Room / Bedroom 3, Further Living Room
- Kitchen, Utility & Dining Room / Sun Room
- 2 First Floor Bedrooms & Bathroom
- Useful Attic Room With Skylight
- Small, Private Courtyard To Rear



## Accommodation

### Ground Floor

Step up to composite front entrance door leading to:

#### Entrance Hall

High level cupboard housing the electric trip switch fuse box and meter. Staircase rising to first floor. Exposed floorboards. Doors leading to living room and:

#### Sitting Room / Bedroom 3 10'0" (3.05m) x 9'1" (2.77m)

uPVC double glazed window to front. Inset ceiling lights.

#### Living Room 12'9" (3.89m) x 12'5" (3.78m)

Useful under stairs storage area / cupboard. Fireplace feature which includes heavy beam. Laminate flooring. Inset ceiling lights. Smoke alarm. Open to sun room / dining room and kitchen.

#### Dining Room / Sun Room 12'7" (3.84m) x 6'8" (2.03m)

uPVC double glazed French doors leading to rear courtyard. Laminate flooring. Open to kitchen.

#### Kitchen 10'10" (3.3m) x 5'8" (1.73m)

Good range of cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built-in, 4 ring electric hob with filter hood above and eye level electric oven to side. Tiled flooring. Open to:

#### Utility 5'8" (1.73m) x 4'6" (1.37m)

uPVC double glazed window to rear. Space and plumbing for washing machine. Further space for freestanding fridge/freezer etc. Tiled flooring.

### First Floor

#### Landing

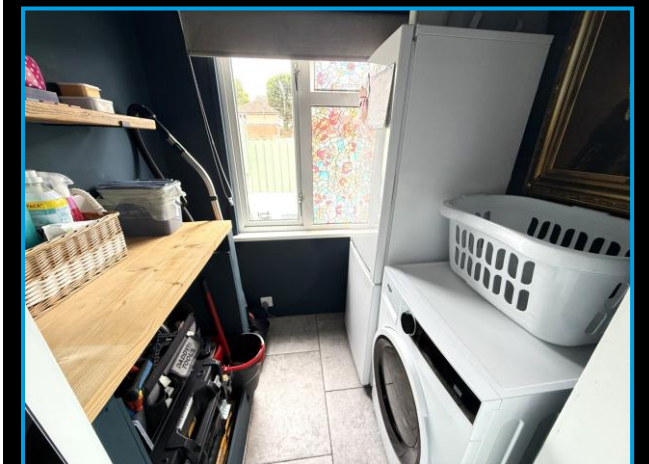
Wall mounted electric convector heater. Staircase rising to attic room. Smoke alarm. Doors leading to:

#### Bedroom 1 13'4" (4.06m) x 9'1" (2.77m)

uPVC double glazed window to front. Laminate flooring. Inset ceiling lights.

#### Bedroom 2 6'4" (1.93m) x 6'2" (1.88m)

uPVC double glaze window to rear. Laminate flooring.





### Bathroom

Obscure uPVC double glazed window to rear. Modern fitted white suite of panelled bath with electric shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Tiled flooring.

### Second Floor

#### Attic Room 12'10" (3.91m) Into Eaves x 11'9" (3.58m)

Double glazed skylight window to rear. Good range of storage cupboard to one wall, including the hot water tank.

### Externally

To the rear is an enclosed & private Courtyard garden being an ideal space for outdoor dining and sitting during the fine weather. Timber panelled fence and wall boundaries. Outside water tap.

### Parking

There is on street parking to the front of the property.

### Tenure

The property is FREEHOLD

### Services

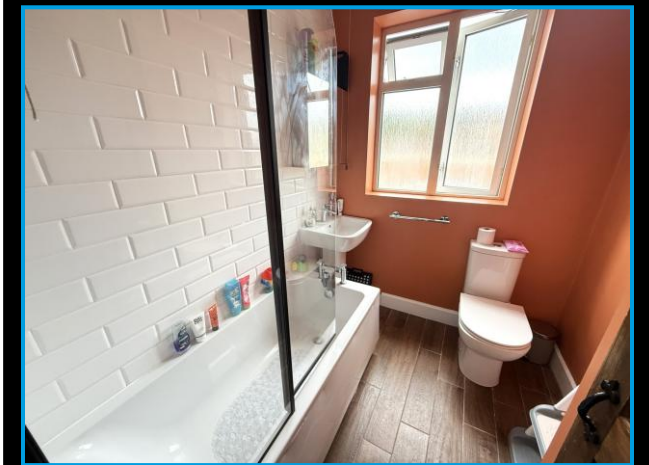
Mains Water, Drainage and electric are connected. The property is on a water meter. Council Tax Band B

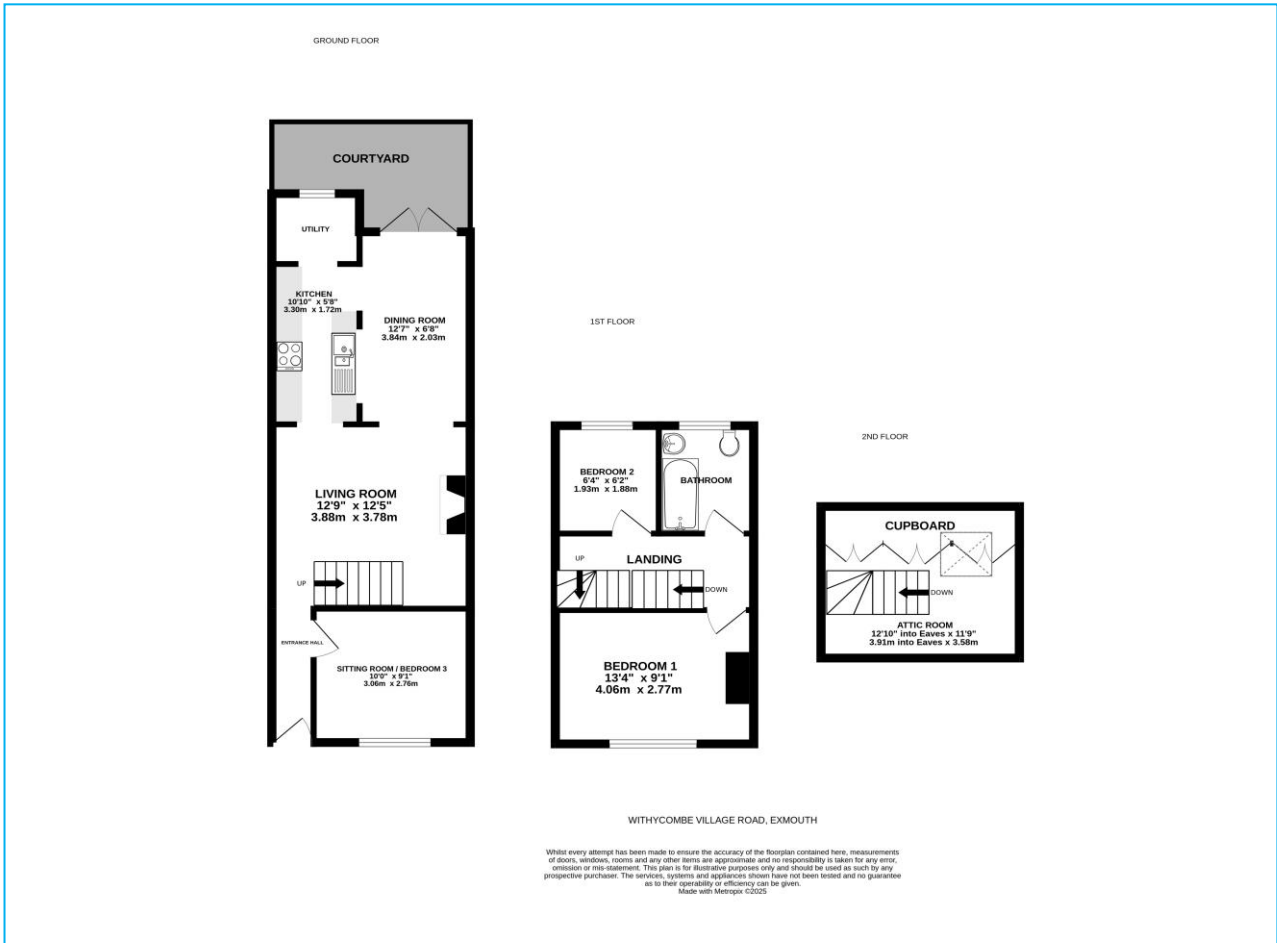
### Mortgage Assistance

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

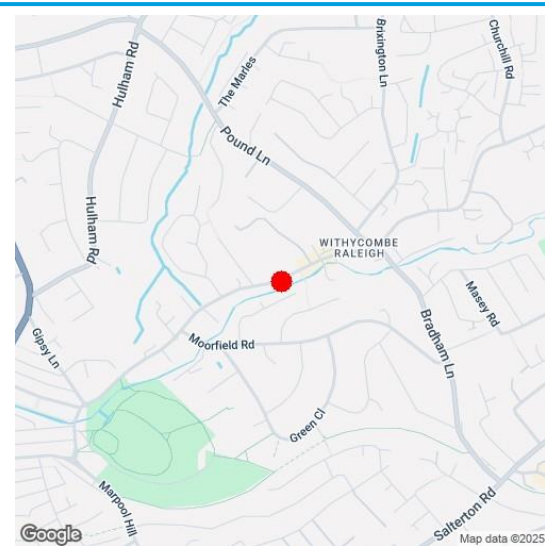




**Directions**

From our prominent Town Centre office proceed down Rolle Street, turning right at the mini roundabout onto The Parade and into Exeter Road. 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 the road where the property will be found on the right hand side (Opposite the primary school) clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (87-91)	
B (81-85)	
C (65-80)	
D (55-64)	
E (35-54)	
F (21-54)	
G (1-20)	76
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.