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LINKS
ESTATE AGENTS

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Guide Price £250,000
63 Rosebery Road, Exmouth, EX8 1SQ

• Bay Fronted Terraced House • Level Walk To Town & Train Station • Modern refitted Kitchen With Oven & Hob • Living Room & Separate Dining Room • 2 Double Bedrooms & Bathroom/WC • Gas Central Heating & Double Glazing • Westerly Facing Courtyard Garden • NO ONWARD CHAIN

Accommodation

Ground Floor
uPVC double glazed front entrance door leading to:

Vestibule
Door leading to:

Entrance Hall
Stair case rising to first floor. Radiator. Doors to:

Living Room 14'3" (4.34m) Into Bay x 11'4" (3.45m)
Bay window to front.Brick fireplace surround with side display plinth. Radiator. TV aerial point. Picture rail.

Dining Room 14'9" (4.5m) x 9'10" (3m) Plus Recess
uPVC double glazed door with side panel window leading to the rear Courtyard. Brick fireplace feature. Useful under stairs storage cupboard. Radiator. TV aerial point. Telephone point. Opening and step down to:

Kitchen 8'0" (2.44m) x 7'3" (2.21m)
Window to rear. Refitted with a modern range of cupboard and drawer units with roll edged work surfaces. One and a half bowl sink unit and mixer tap. Integrated electric oven. 4 Ring electric hob. Cooker hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer.

First Floor

Landing
Access to insulated loft space. Positive Input Ventilation system vent. Doors leading to:

Bedroom 1 14'10" (4.52m) x 10'4" (3.15m)
2 windows to front. Range of fitted wardrobes to one wall. Radiator. Telephone point.

Bedroom 2 13'3" (4.04m) x 8'7" (2.62m)
Window to rear. Ornate fireplace feature. Radiator. Cupboard housing gas fired combi boiler supplying the central heating and domestic hot water.

Bathroom
Window to rear. White suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. Access to loft storage area.

Externally
There is a small area of paved Front Garden with a rendered, low wall boundary.

Rear Courtyard
The enclosed and Westerly facing Courtyard garden that is designed with ease of maintenance in mind. Area of faux grass. Shrub borders. Outside water tap. Timber garden shed. Brick wall boundaries. Rear pedestrian access via timber garden gate.

Tenure
The property is FREEHOLD

Services
All mains services are connected. 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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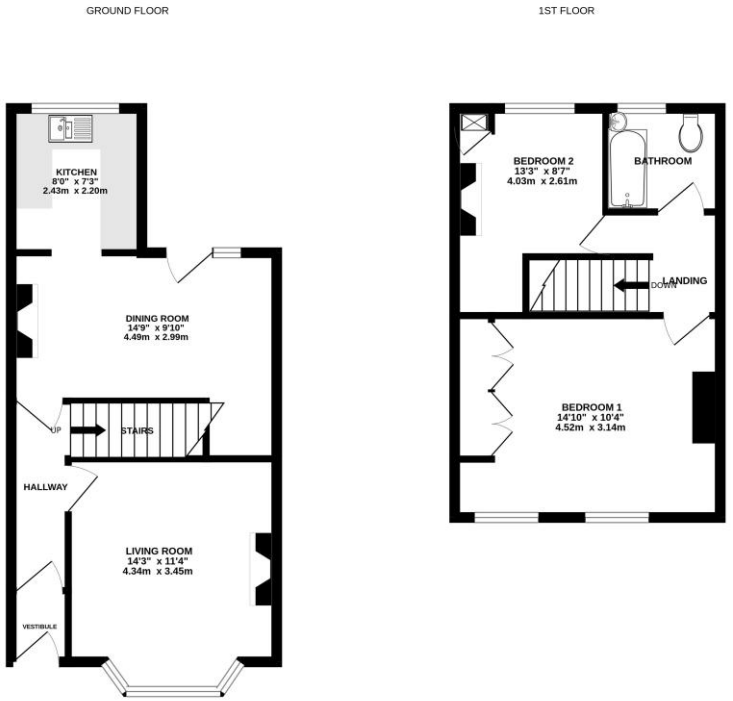
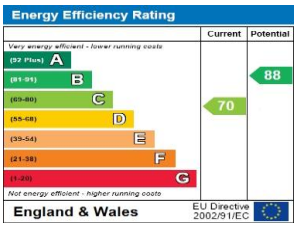


Directions

From our prominent Town Centre office, on foot, walk through the Magnolia shopping centre and into Exeter Road. Just before the Church, turn left into Church Road and second right into Rosebery Road. The property will be found on the left hand side, clearly identified by our For Sale board.



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 guidline 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.