

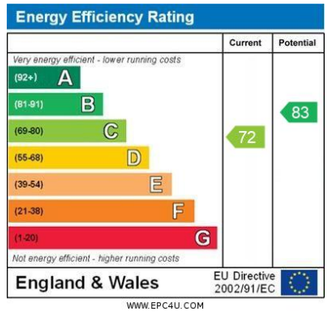












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21 Sturges Road, Exmouth, EX8 4BH

GUIDE PRICE

£210,000

TENURE Freehold



A Spacious Three Bedroom Mid Terrace House Enjoying A Popular Location, Sunny Aspect Rear Garden, Allocated Parking Space And Views Across The Town

NO ONWARD CHAIN

Recently Redecorated Accommodation * Reception Hall * Ground Floor Cloakroom * Good Size Storage Cupboards * Lounge * Dining Room * Kitchen * Three Bedrooms Bathroom/WC * Double Glazed Windows And Gas Central Heating * Chain Free

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THE ACCOMMODATION COMPRISES: Open entrance porch with access to two good size storage cupboards; private front door with glazed panel window inset to:

RECEPTION HALL: Radiator; storage cupboard; turning staircase to first floor landing with double glazed window on half landing allowing an abundance of light into the reception area; understairs storage cupboard; wood laminate flooring. **WALK IN COATS CUPBOARD:** 1.91m x 1.09m (6'3" x 3'7") Light; shelving; coat racks.

LOUNGE: 3.94m x 3.53m (12'11" x 11'7") A bright room with two double glazed windows overlooking the rear garden; wood laminate flooring; radiator; television point; opening to:

DINING ROOM: 3.45m x 26.04m (11'4" x 85'5") Radiator; wood laminate flooring; double glazed window and door overlooking and giving access to the rear garden; opening to:

KITCHEN: 2.95m x 2.59m (9'8" x 8'6") also accessed from the Reception Hall. Fitted with wood working surfaces with tiled surrounds over with cupboards, drawer units and appliance spaces beneath work tops; inset single drainer sink units; 4 ring gas hob with built in oven below and chimney style extractor hood over; wall mounted cupboards; shelved storage cupboards; double glazed window to front aspect enjoying a pleasant open aspect.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin with tiled splashback; WC; double glazed window with patterned glass.

FIRST FLOOR LANDING: Cupboard housing modern Glo-Worm gas boiler for hot water and central heating; adjoining linen cupboard with electric heater and slatted shelving.

BEDROOM ONE: 4.75m x 2.59m (15'7" x 8'6") Wood laminate flooring; open double wardrobe with clothes rail and shelf; radiator; double glazed window to rear aspect; tongue and groove ceiling.

BEDROOM TWO: 4.75m x 2.18m (15'7" x 7'2") With open double wardrobe with clothes rail and shelf; radiator; double glazed window to rear aspect.

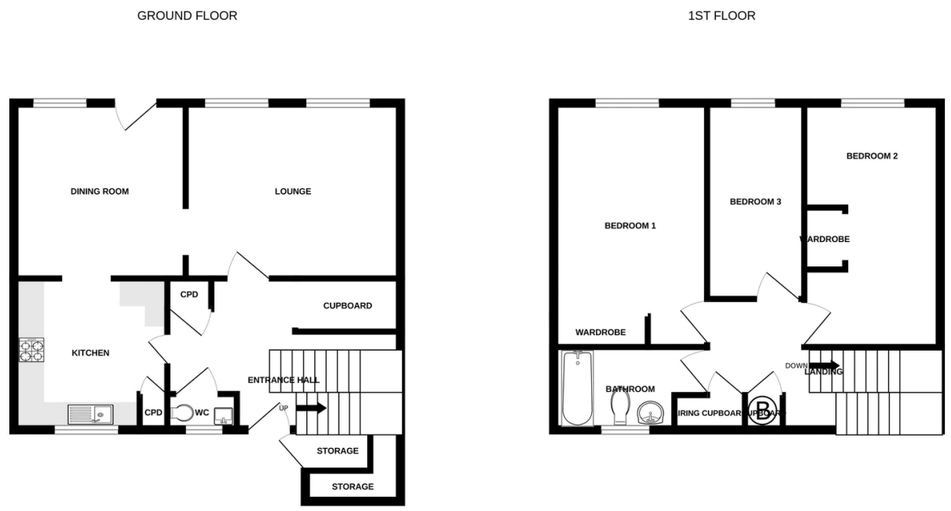
BEDROOM THREE: 3.86m x 1.65m (12'8" x 5'5") Double glazed window to rear aspect; radiator; aspect to roof space.

BATHROOM/WC: 2.59m x 1.68m (8'6" x 5'6") Bath with shower unit over; pedestal wash hand basin; WC with push button flush; tiling to splash prone areas; double glazed window with patterned glass.

OUTSIDE: The property benefits from an allocated parking space close by. To the front of the property there is a decorative stone front garden area. To the rear of the property is a good size sunny aspect garden comprising of a patio with steps and pathway leading the length of the garden with pedestrian gate. The garden is a good size and enclosed by timber garden fencing.

AGENTS NOTE: We understand there is a yearly ground maintenance charge via a Residence Association of approximately £600.00 per annum, for upkeep of the communal grassed areas.

FLOOR PLAN:



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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