

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £319,950
69 Withycombe Road, Exmouth, EX8 1TQ



- Deceptively Spacious 3 - 4 Bedroom House • Gas Central Heating & Double Glazing
- Sitting Room, Dining Room & Kitchen • Ground Floor Double Bedroom / Reception Room
- 3 First Floor Double Bedrooms • 4 Piece Bathroom With WC Plus Further Cloakroom / WC
- Easy To Maintain Courtyard Garden • Walking Distance Of Town Centre, Train Station & Schools



Accommodation

Ground Floor

Step up to uPVC double glazed front entrance door, with outside lighting, leading to:

Entrance Porch

Wooden door leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard. Radiator. Cupboard housing the electric meter and trip switch fuse box. Exposed floorboards. Smoke alarm. Doors leading to dining room, bedroom 4 and:

Sitting Room 14'11" (4.55m) Into Bay x 11'4" (3.45m)

Walk - in uPVC double glazed square bay window to front. Fireplace feature. Radiator. Picture rail. Ceiling rose. Coved ceiling.

Bedroom 4 12'0" (3.66m) x 8'11" (2.72m)

uPVC double glazed French doors leading to a Courtyard area. Radiator. Picture rail. Coved ceiling.

Dining Room 11'10" (3.61m) x 9'4" (2.84m)

uPVC double glazed window to side. Exposed floorboards. Radiator. Open to:

Kitchen 10'8" (3.25m) x 9'1" (2.77m)

uPVC double glazed window to rear. Cupboard storage units with roll edged work surfaces and tiled walls. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Gas and electric cooker points with filter hood above. Space and plumbing for dishwasher. Further space for American style fridge / freezer etc. uPVC double glazed external door leading to:

Covered Porch

Having a Polycarbonate roof with access to the rear garden and plumbing for a washing machine.

First Floor

Half Landing

Obscure double glazed window to side. Stairs rising to landing. Smoke alarm. Doors leading to bedroom 3, bathroom and cloakroom.

Landing

Access to insulated loft space via trap door with ladder. Subject to gaining the usual planning consents, the loft could be converted to provide further living accommodation. Doors leading to:

Bedroom 1 15'1" (4.6m) Into Bay x 15'1" (4.6m)

Walk - in uPVC double glaze square bay window to front with views over Phear Park. Vanity wash hand basin. Picture rail. Radiator.

Bedroom 2 12'0" (3.66m) x 8'11" (2.72m)

uPVC double glazed window to rear. Radiator. Vanity wash hand basin. Picture rail.



Bedroom 3 10'11" (3.33m) x 9'4" (2.84m)

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to side. 4 piece white suite of panelled bath, corner shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Heated towel rail. Splashback's and tiling to walls. Access to loft storage space.

Cloakroom

Obscure uPVC double glazed window to side. White suite of low level WC. Wall mounted, gas fired Combi boiler that supplies the central heating and domestic hot water.

Externally

There's a small, enclosed and easy to maintain Front Garden which is laid to paving with a raised shrub bed to the front. Bicycle/log store. Brick wall boundaries to front and either side.

Parking

There is parking opportunities within nearby residential roads and opposite within Phear Park.

Rear Garden

Again, having ease of maintenance in mind, it is a reasonable size for the location of the property and is level. It is laid mainly to artificial grass. Timber garden shed. Brick wall and timber fence boundaries. Rear pedestrian access via timber garden gate.

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

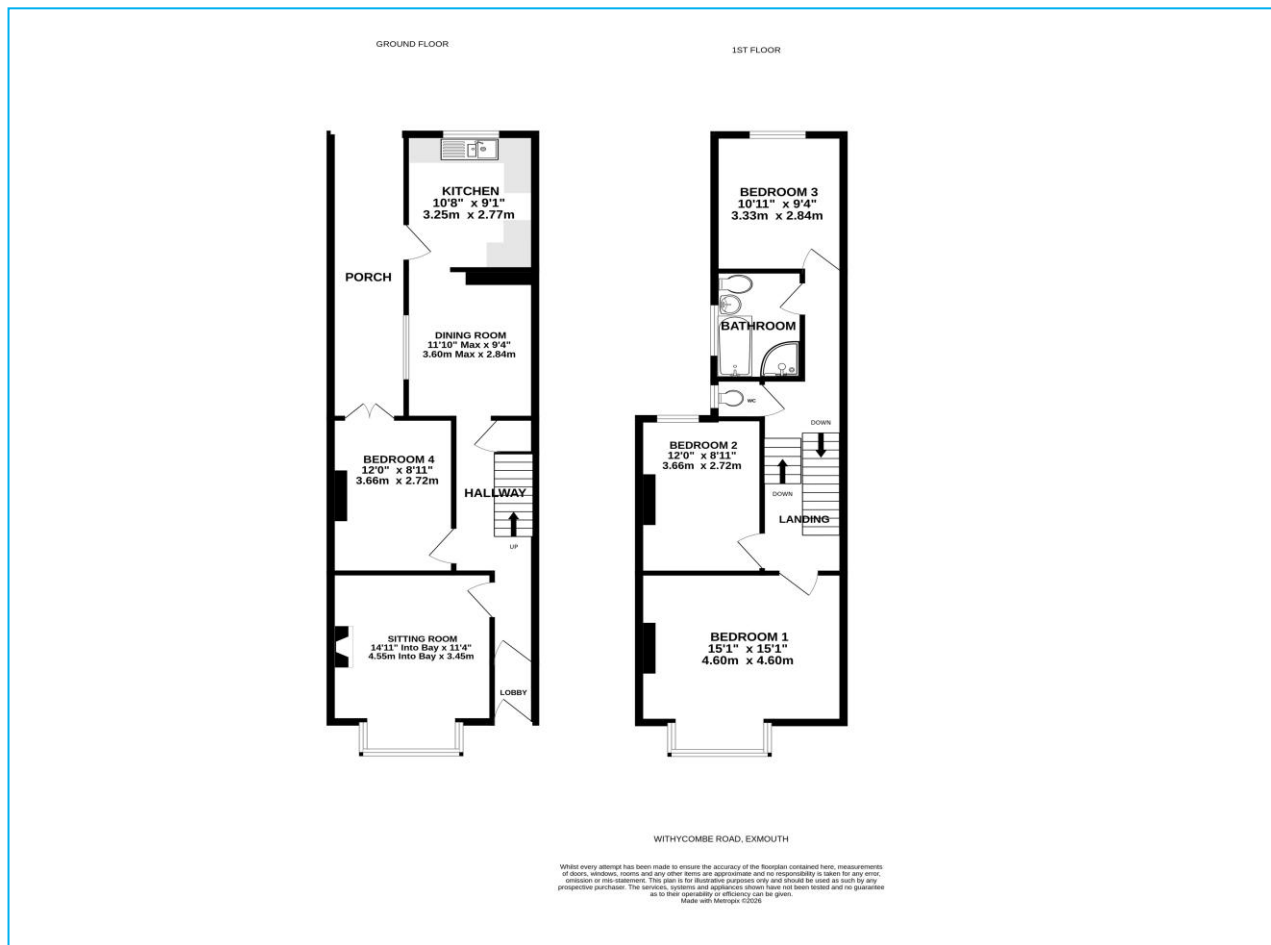
Your home may be repossessed if you do not keep up repayments on your mortgage

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).

Agents Note

These are draft particulars and are awaiting vendors verification

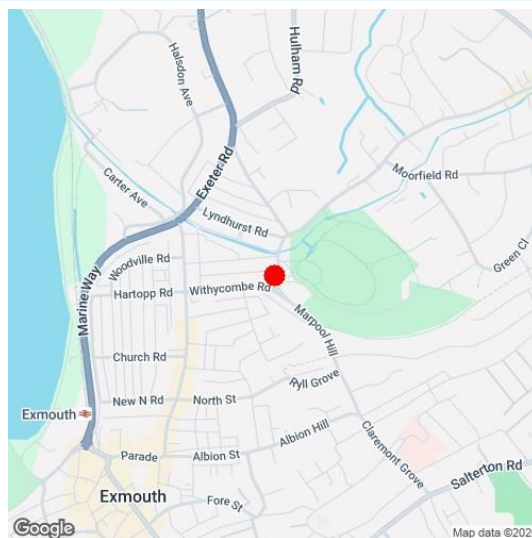




Directions

From our prominent Town Centre office, turn right down Rolle Street and take a right hand turning at the roundabout into the Parade. Continue into Exeter Road and take a right hand turning into Withycombe Road. Continue to the roundabout, turn left where the property can be found on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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.