



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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5 Shute Meadow Street, Exmouth, EX8 1LG

GUIDE PRICE
£200,000
TENURE Freehold



A Charming Period Terrace House Enjoying A Central Yet Tucked Away Location, Offered For Sale With No Ongoing Chain

Entrance Hall * Kitchen * Sitting Room * Ground Floor Bathroom/Wc * Two Good Size First Floor Bedrooms * Spacious Fully Boarded Loft Space
Gas Central Heating * Double Glazed Windows * Ideal First Time Purchase

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THE ACCOMMODATION COMPRISES: Composite front door to:

ENTRANCE HALL: Radiator housed in feature radiator cover, sliding glazed panelled door to:

KITCHEN: 3.43m x 2.39m (11'3" x 7'10") Fitted with patterned worktops with tiled surrounds, cupboards and appliance spaces beneath worktops, inset single drainer sink unit, four ring gas hob with built-in oven below, wall mounted cupboards, floor to ceiling cupboard housing Worcester gas boiler for hot water and central heating, radiator, uPVC double glazed window to front aspect.

SITTING ROOM: 4.47m x 3.05m (14'8" x 10'0") Feature stone wall with tiled hearth and chimney recess with display surface over, TV point, radiator, telephone point, uPVC double glazed window to rear aspect, stairs rising to first floor landing, glazed panel door to:

REAR LOBBY: 1.27m x 1.22m (4'2" x 4'0") Access to linen cupboard with slatted shelving, uPVC double glazed door to rear courtyard garden, doors to:

GROUND FLOOR BATHROOM/WC: 1.93m x 1.7m (6'4" x 5'7") Comprising of bath with shower unit over, shower splash screen, pedestal wash hand basin, WC with push button flush, splash back walls, chrome heated towel rail, uPVC double glazed window with patterned glass, electric Dimplex wall heater.

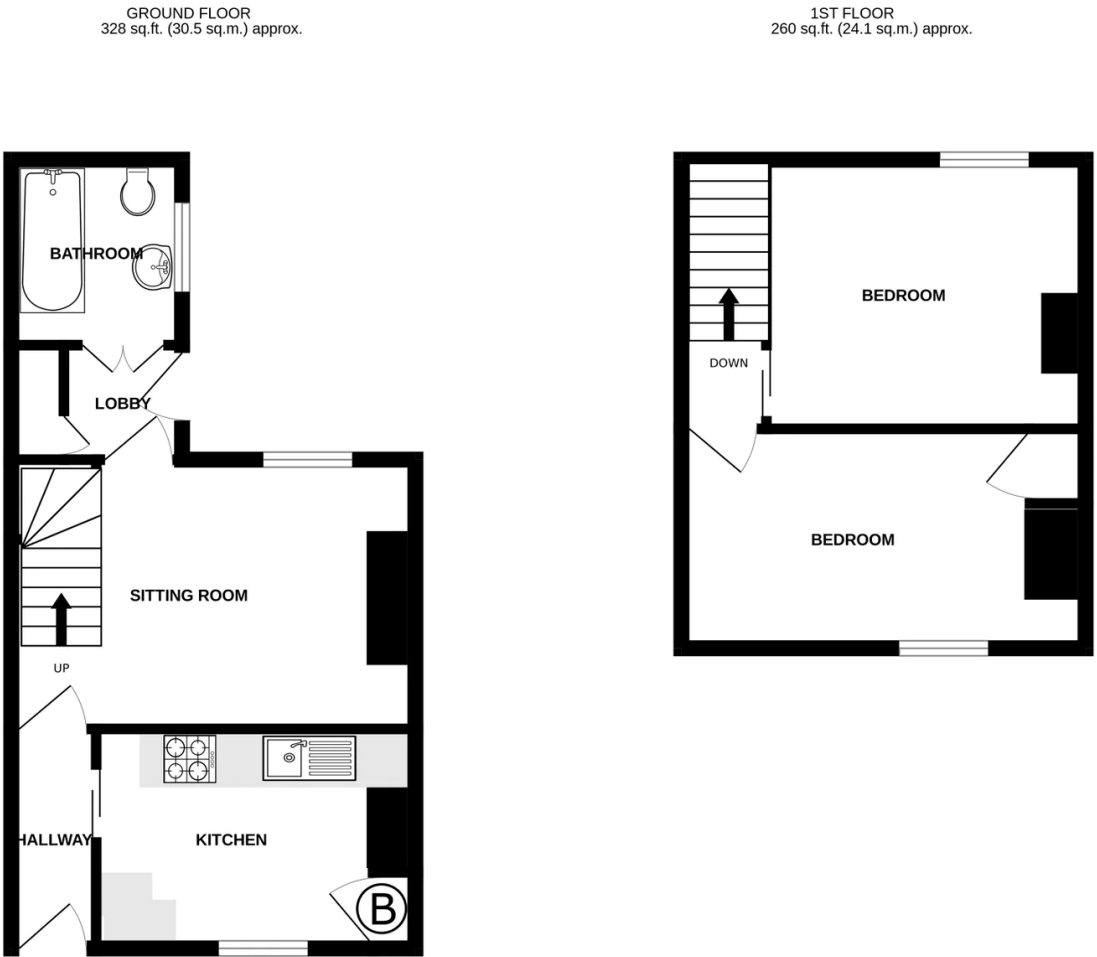
FIRST FLOOR LANDING: Access to spacious boarded-out loft.

BEDROOM 1: 4.39m into wall recess x 2.44m (14'5" x 8'0") Radiator, fitted cupboard in wall recess, uPVC double glazed window to front aspect.

BEDROOM 2: 3.51m x 3.1m (11'6" x 10'2") Good size second bedroom with cupboard over stairwell recess, radiator, uPVC double glazed window to rear aspect.

OUTSIDE: To the rear of the property is an enclosed courtyard garden 3.78m x 2.34m (12'5" x 7'8") with artificial lawn and covered storage space.

FLOOR PLAN:



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.
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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