

01395 222350

LINKS
ESTATE AGENTS

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

Guide Price £225,000
7 Keats Close, Exmouth, EX8 5SR



- 2 Bedroom Corner Link House • Gas Centrally Heated & uPVC Double Glazed Throughout • Living Room With Patio Doors To Rear Garden • Modern Kitchen With Oven & Hob • Bathroom • Enclosed Rear Garden With Large Shed • Allocated Parking Space • Ideal Investment/First Time Purchase. NO CHAIN



Accommodation

Ground Floor

Step up to an obscure uPVC double glazed front entrance door, beneath a pitched storm canopy, leading to:

Entrance Hall

Tiled flooring. 2 x Useful storage cupboards, High level electric fuse box. Radiator. Coved ceiling. Doorways leading to the living room and:

Kitchen 8'10" (2.69m) x 6'9" (2.06m)

Dual aspect room with windows to side and rear. Modern fitted floor standing and wall mounted cupboard storage units with roll edged work surfaces and tiled splash backs. Inset stainless steel one and a half bowl sink with a single drainer unit and a mixer tap above. Built in 4 ring gas hob with an electric oven below. Space for a free standing fridge/freezer. Space and plumbing for a washing machine. Small breakfast bar area. Radiator. Tiled flooring.

Living Room 13'6" (4.11m) x 12'6" (3.81m)

Sliding patio doors to rear leading out to the rear garden. 2 x Radiator. Laminate flooring. TV point. Telephone point. Useful under stairs storage cupboard. Wall mounted thermostat control. Coved ceiling. Staircase rising to:

First Floor

Landing

Access to insulated loft space. Smoke alarm. Doors leading to:

Bedroom 1 9'11" (3.02m) x 9'0" (2.74m)

Window to rear. Radiator. Built in storage cupboard with slatted shelving. Recess area suitable for dressing table etc. TV point.

Bedroom 2 8'8" (2.64m) Into Recess x 6'11" (2.11m)

Window to rear. Radiator.

Bathroom

Obscure glazed window to side. Modern white suite panelled bath with thermostatically controlled shower unit over and tiled splash backs to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Tiled flooring.



Externally

Parking

There is an allocated parking space located close to the property.

Rear Garden

To the rear of the property is an enclosed and level garden that has a patio laid adjacent to the rear of property, ideal for outdoor dining and sitting during finer weather. There is a further area of patio/hard standing, with the remainder of the garden being laid to lawn. Good sized storage shed with power and light connected. Further small storage shed, with a covered bin store to the side. Outside meter boxes, water tap and lighting. Timber fenced boundaries. Front pedestrian access via a timber garden gate to the side.

Tenure

The property is FREEHOLD

Services

All main services are connected. Council Tax Band B. The property is on a water meter.

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 Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification

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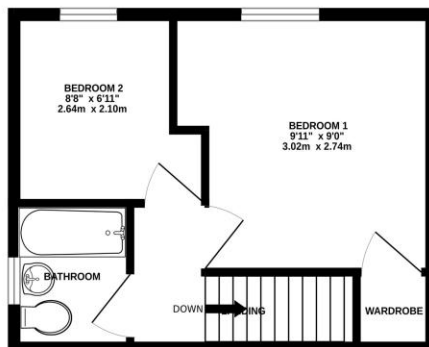
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GROUND FLOOR



1ST FLOOR



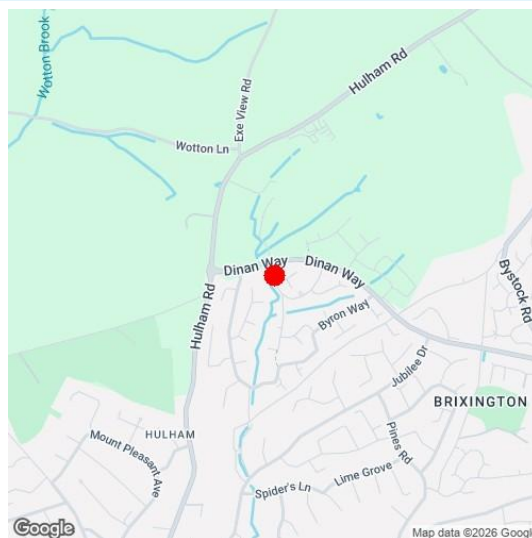
KEATS CLOSE, EXMOUTH

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.
Made with Metropix (2023)

Directions

From our prominent Town Centre office, turn right down Rolle Street and then take a left at the first roundabout and then a right at the second roundabout. Proceed onto Marine Way and take a right hand turning into Hulham Road signposted Ottery St Mary and Honiton. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way. Take the second right into Shakespeare Way and follow the road down into Keats Close where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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.

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